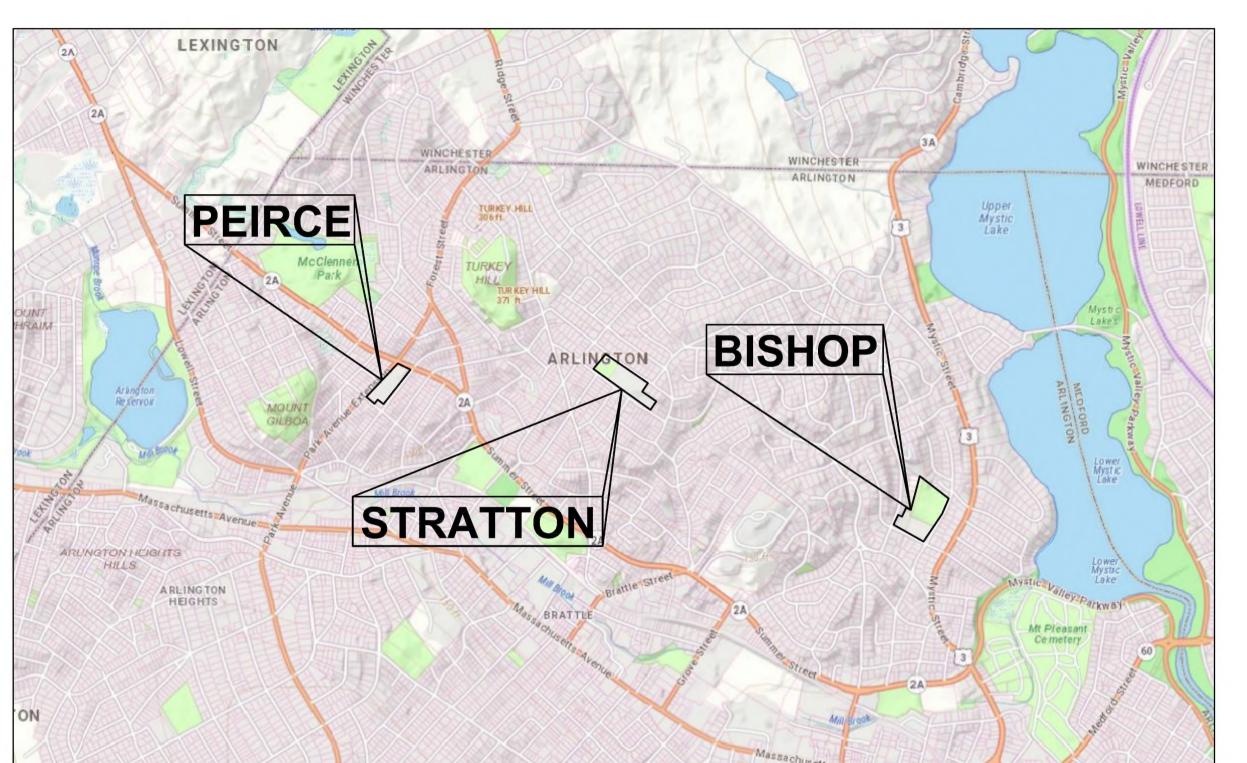
STRATTON SCHOOL, BISHOP SCHOOL, AND PEIRCE SCHOOL PLAYGROUNDS

Stratton School, 180 Mountain Ave Bishop School, 25 Columbia Road Peirce School, 85 Park Avenue Extension Arlington, Massachusetts, 02474

Locus Map (not to scale):



Prepared For:

TOWN OF ARLINGTON, MASSACHUSETTS

Joseph Connelly, Director of Recreation

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L003	EXISTING CONDITIONS - STRATTON	
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IFB #22-20

APRIL 20, 2022 BID SET

Prepared By:



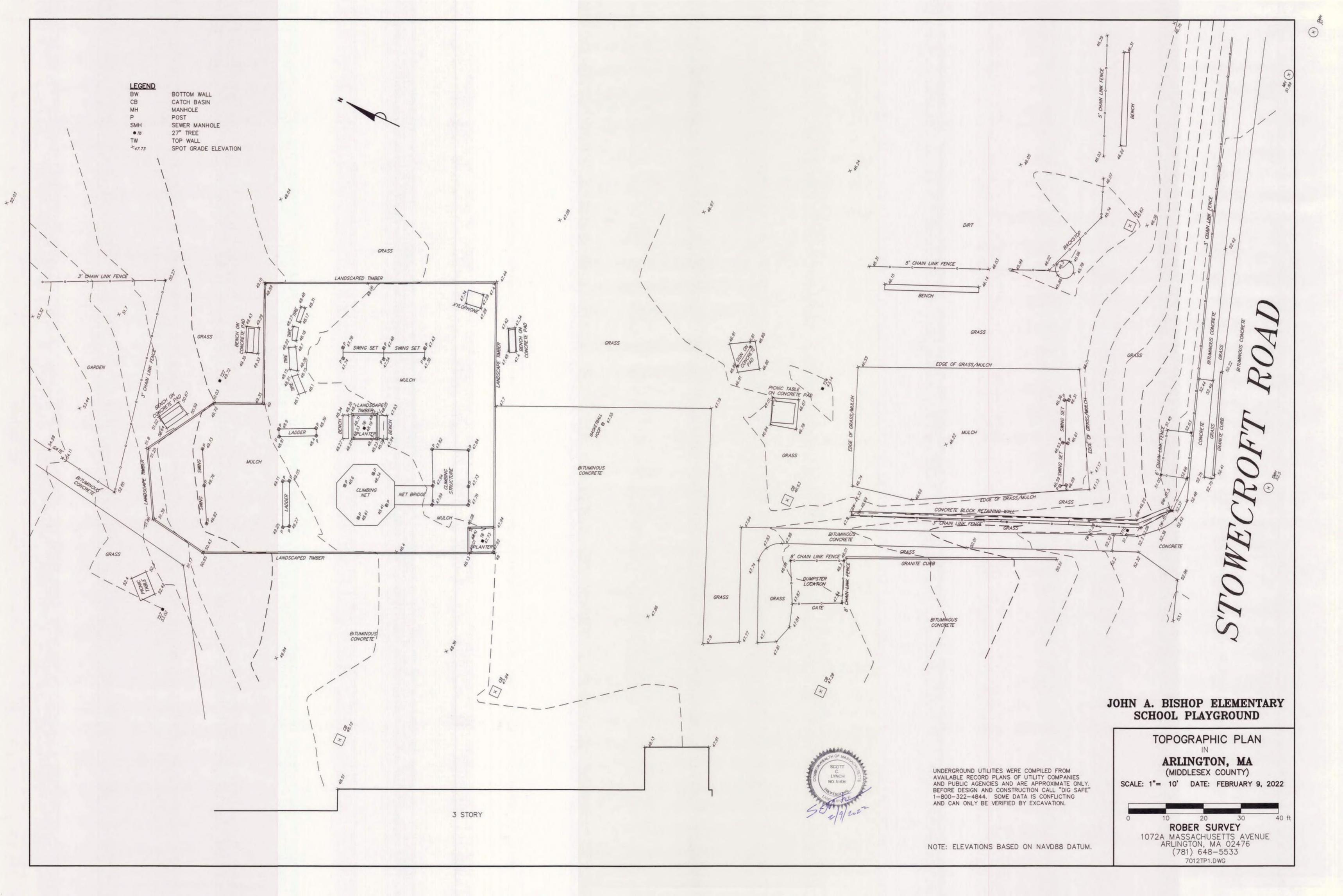
130 WEST BROADWAY, BOSTON MA 02127 617.464.1440 warnerlarson.com

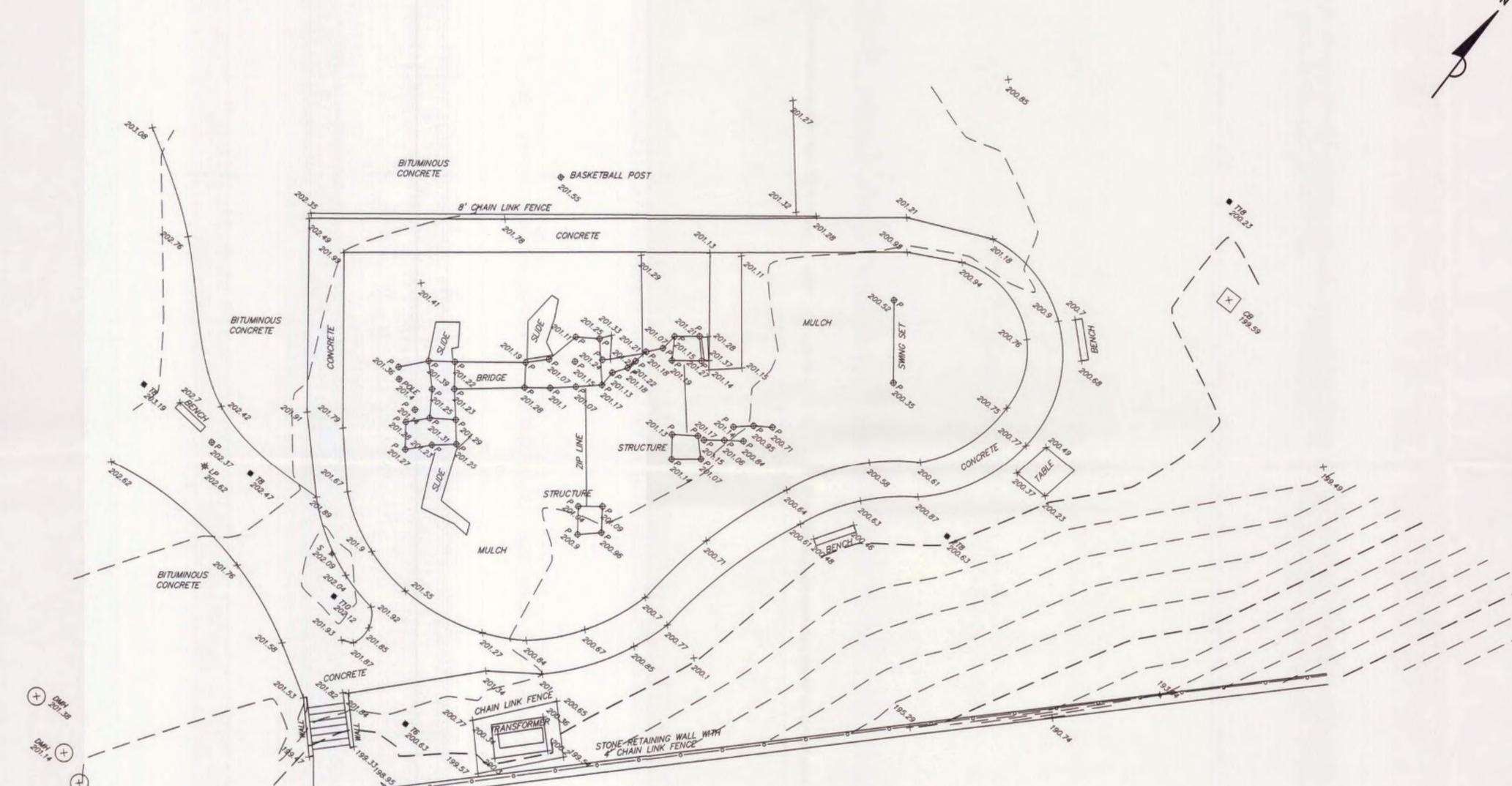
SURVEYOR

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

ABBREVIATIONS LIST:

CIP CAST IN PLACE CLF CHAIN LINK FENCE CONC CONCRETE CP CENTER POINT DET'L DETAIL DIA DIAMETER DIM DIMENSION DWG DRAWING EA EACH EQ EQUAL EX EXISTING EXP EXPANSION FIN FINISH GA GAUGE GALV GALVANIZED GRAN GRANITE HT HEIGHT JT JOINT LA LANDSCAPE ARCHTIECT LOW LIMIT OF WORK LP LIGHT POLE MAT'L MATERIAL MAX MAXIMUM MH MANHOLE MIN MINIMUM NIC NOT IN CONTRACT NTS NOT TO SCALE OC ON CENTER OD OUTSIDE DIAMETER PC POINT OF CURVATURE PIP POURED IN PLACE POB POINT OF BEGINNING POC POINT OF CONNECTION PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAINTED PVMT PAVEMENT REINF REINFORCED REQ REQUIRED SF SQUARE FEET SIM SIMILAR STL STEEL TC TOP OF CURB TYP TYPICAL VERT VERTICAL VIF VERIFY IN FIELD	CB	CATCH BASIN
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NEWLAND ROAD



** 8" TREE +202.62 SPOT GRADE ELEVATION

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4844. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



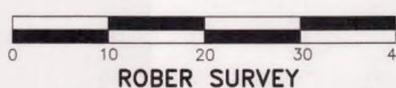
NOTE: ELEVATIONS BASED ON TOWN OF ARLINGTON DATUM.

PEIRCE SCHOOL PLAYGROUND

TOPOGRAPHIC PLAN

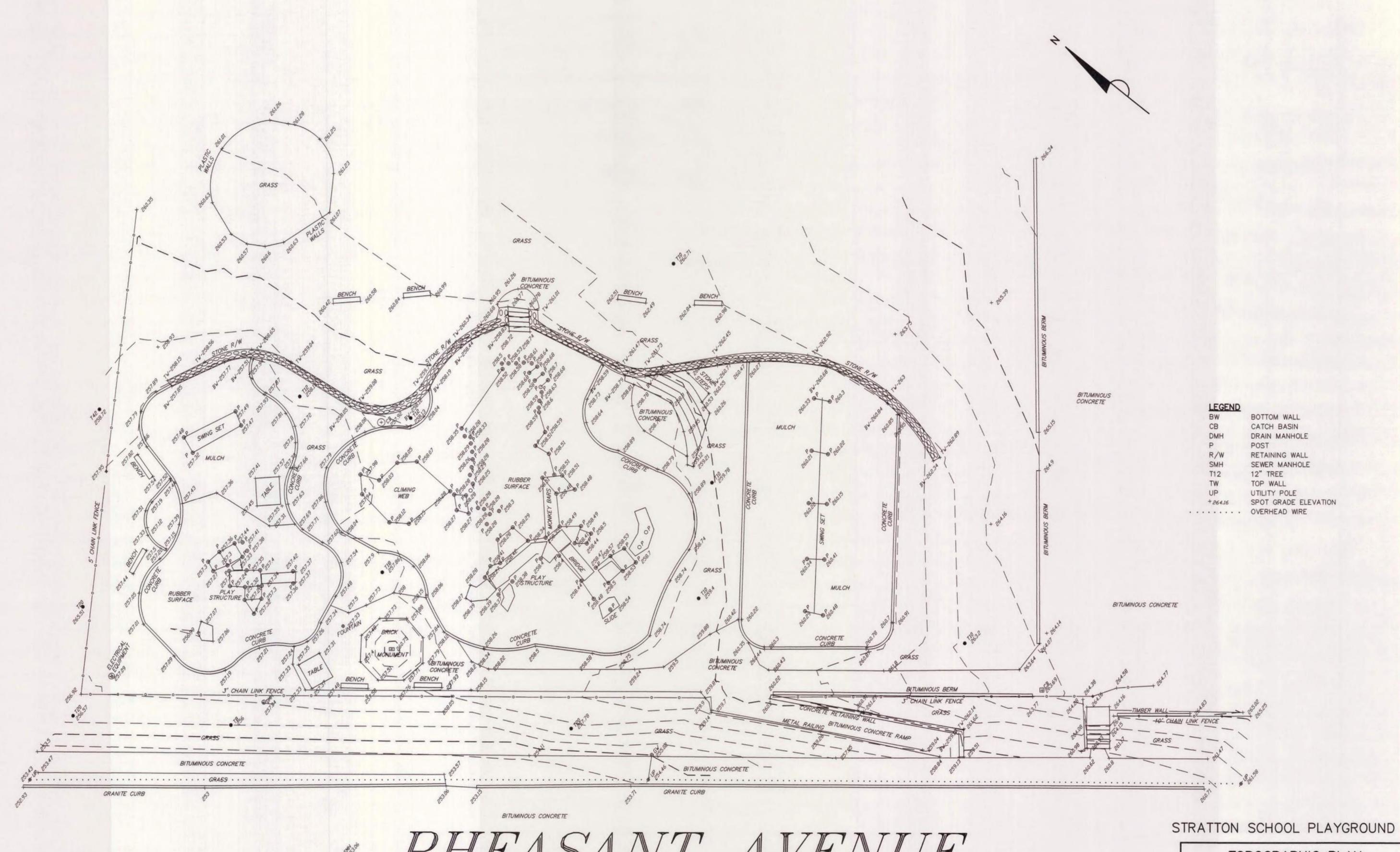
ARLINGTON, MA (MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: JANUARY 26, 2022



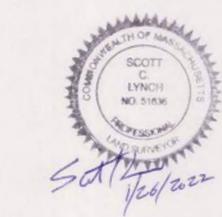
ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7011TP1.DWG



PHEASANT AVENUE

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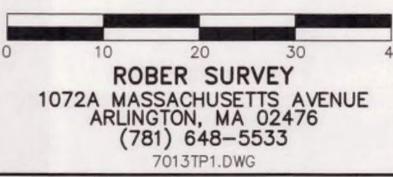
NOTE: ELEVATIONS BASED ON TOWN OF ARLINGTON DATUM.

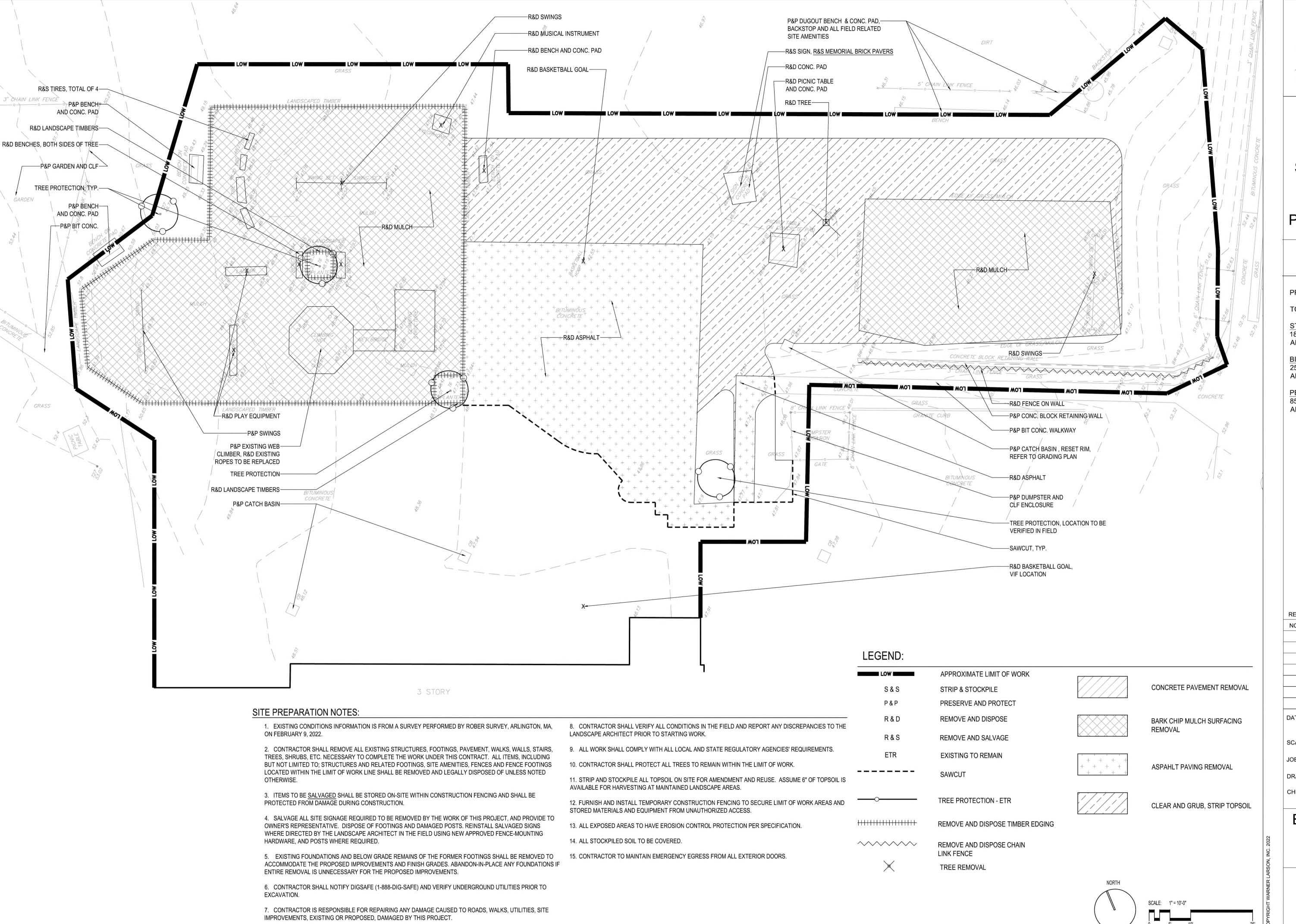
TOPOGRAPHIC PLAN

ARLINGTON, MA

(MIDDLESEX COUNTY)

SCALE: 1"= 10' DATE: JANUARY 26, 2022







STRATTON
SCHOOL,
BISHOP
SCHOOL, AND
PEIRCE
SCHOOL
PLAYGROUNDS

ARLINGTON MASSACHUSETTS

PREPARED FOR:

TOWN OF ARLINGTON

STRATTON SCHOOL 180 MOUNTAIN AVE, ARLINGTON, MA 02474

BISHOP SCHOOL 25 COLUMBIA ROAD, ARLINGTON, MA 02474

PEIRCE SCHOOL 85 PARK AVENUE EXTENSION, ARLINGTON, MA 02474

BID DOCUMENTS

REVISIONS

NO. DATE DESCRIPTION

DATE: 2022-04-20

SCALE: 1"=10'-0"

JOB #: 22201

CHECKED BY: DW

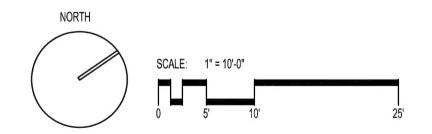
BISHOP - SITE PREP

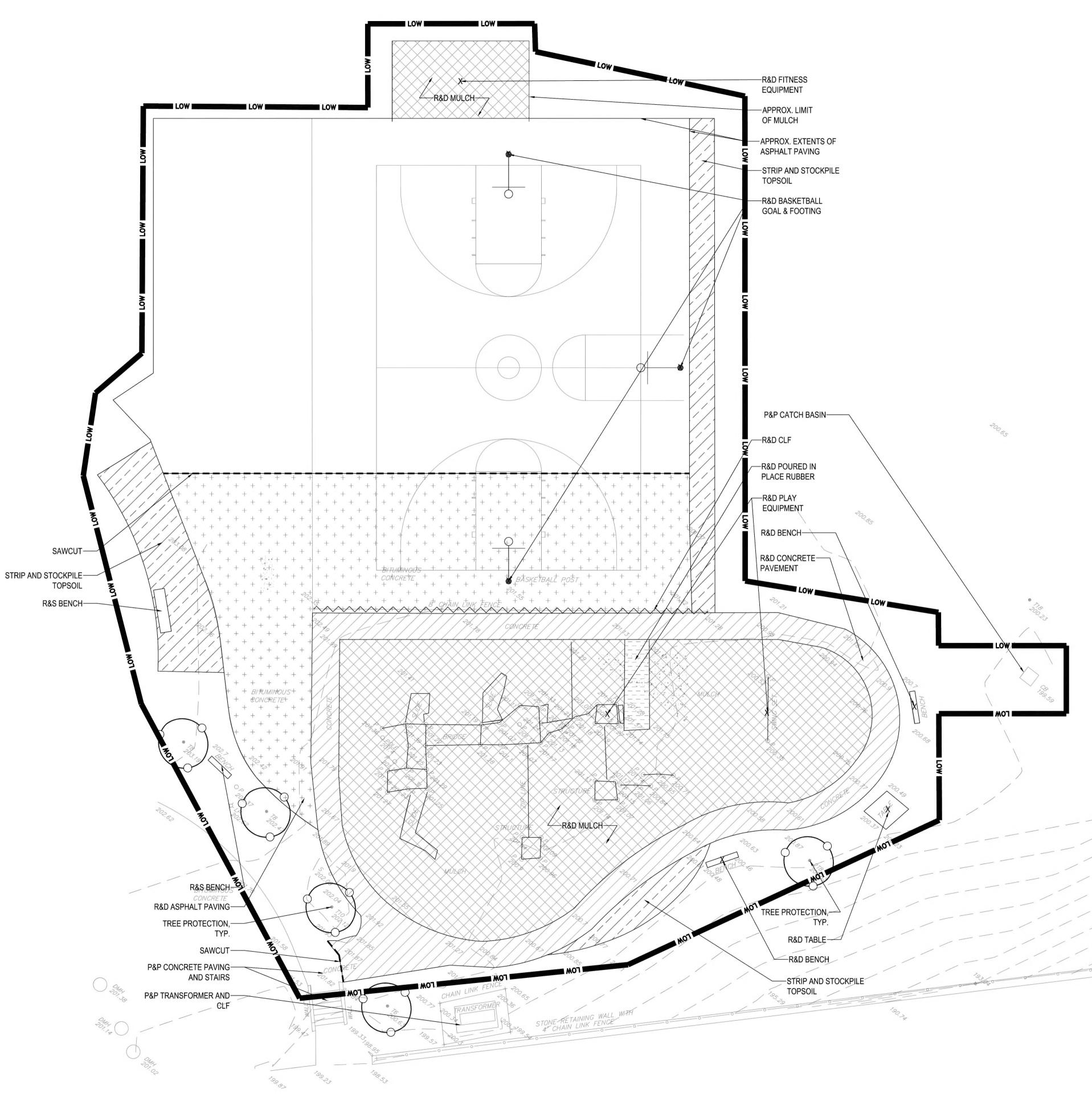
SITE PREPARATION NOTES:

- 1. EXISTING CONDITIONS INFORMATION IS FROM A SURVEY PERFORMED BY ROBER SURVEY, ARLINGTON, MA, ON JANUARY 26, 2022.
- 2. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, FOOTINGS, PAVEMENT, WALKS, WALLS, STAIRS, TREES, SHRUBS, ETC. NECESSARY TO COMPLETE THE WORK UNDER THIS CONTRACT. ALL ITEMS, INCLUDING BUT NOT LIMITED TO; STRUCTURES AND RELATED FOOTINGS, SITE AMENITIES, FENCES AND FENCE FOOTINGS LOCATED WITHIN THE LIMIT OF WORK LINE SHALL BE REMOVED AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE.
- 3. ITEMS TO BE <u>SALVAGED</u> SHALL BE STORED ON-SITE WITHIN CONSTRUCTION FENCING AND SHALL BE PROTECTED FROM DAMAGE DURING
- 4. SALVAGE ALL SITE SIGNAGE REQUIRED TO BE REMOVED BY THE WORK OF THIS PROJECT, AND PROVIDE TO OWNER'S REPRESENTATIVE. DISPOSE OF FOOTINGS AND DAMAGED POSTS. REINSTALL SALVAGED SIGNS WHERE DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD USING NEW APPROVED FENCE-MOUNTING HARDWARE, AND POSTS WHERE REQUIRED.
- 5. EXISTING FOUNDATIONS AND BELOW GRADE REMAINS OF THE FORMER FOOTINGS SHALL BE REMOVED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS AND FINISH GRADES. ABANDON-IN-PLACE ANY FOUNDATIONS IF ENTIRE REMOVAL IS UNNECESSARY FOR THE PROPOSED IMPROVEMENTS.
- 6. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-DIG-SAFE) AND VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.
- 8. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- 9. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE REGULATORY AGENCIES' REQUIREMENTS.
- 10. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK.
- 11. STRIP AND STOCKPILE ALL TOPSOIL ON SITE FOR AMENDMENT AND REUSE. ASSUME 6" OF TOPSOIL IS AVAILABLE FOR HARVESTING AT MAINTAINED LANDSCAPE AREAS.
- 12. FURNISH AND INSTALL TEMPORARY CONSTRUCTION FENCING TO SECURE LIMIT OF WORK AREAS AND STORED MATERIALS AND EQUIPMENT FROM UNAUTHORIZED ACCESS.
- 13. ALL EXPOSED AREAS TO HAVE EROSION CONTROL PROTECTION PER SPECIFICATION.
- 14. ALL STOCKPILED SOIL TO BE COVERED.
- 15. CONTRACTOR TO MAINTAIN EMERGENCY EGRESS FROM ALL EXTERIOR DOORS.

LEGEND:

LLGLIND.			
LOW BOOK	APPROXIMATE LIMIT OF WORK		
S & S	STRIP & STOCKPILE		CONCRETE PAVEMENT REMOVAL
P&P	PRESERVE AND PROTECT		
R & D	REMOVE AND DISPOSE		BARK CHIP MULCH SURFACING
R&S	REMOVE AND SALVAGE		REMOVAL
ETR	EXISTING TO REMAIN	+ + + +	
	SAWCUT	+ + + + +	ASPAHLT PAVING REMOVAL
	TREE PROTECTION - ETR		CLEAR AND GRUB, STRIP TOPSOIL
+++++++++++++++++++++++++++++++++++++++	REMOVE AND DISPOSE TIMBER EDGING		
\\\\\	REMOVE AND DISPOSE CHAIN LINK FENCE		POURED IN PLACE RUBBER REMOVAL
\times	TREE REMOVAL		





NEWLAND ROAD



STRATTON
SCHOOL,
BISHOP
SCHOOL, AND
PEIRCE
SCHOOL
PLAYGROUNDS

ARLINGTON
MASSACHUSETTS

PREPARED FOR:

TOWN OF ARLINGTON

STRATTON SCHOOL 180 MOUNTAIN AVE, ARLINGTON, MA 02474

BISHOP SCHOOL 25 COLUMBIA ROAD, ARLINGTON, MA 02474

PEIRCE SCHOOL 85 PARK AVENUE EXTENSION, ARLINGTON, MA 02474

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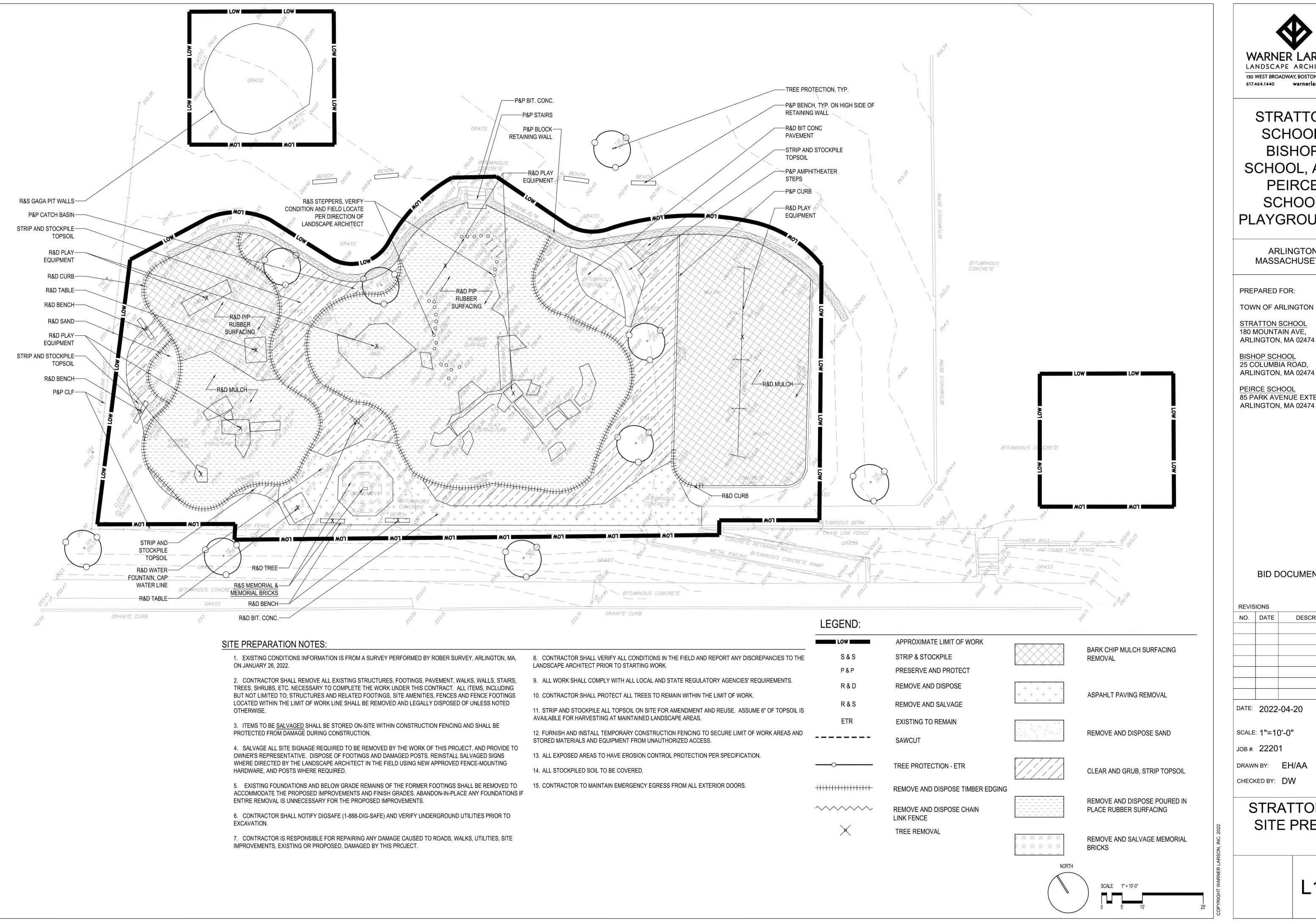
SCALE: 1"=10'-0"

JOB #: 22201

DRAWN BY: EH/AA

CHECKED BY: DW

PEIRCE - SITE PREP





STRATTON SCHOOL, **BISHOP** SCHOOL, AND PEIRCE SCHOOL **PLAYGROUNDS**

> ARLINGTON MASSACHUSETTS

PREPARED FOR:

TOWN OF ARLINGTON

STRATTON SCHOOL 180 MOUNTAIN AVE,

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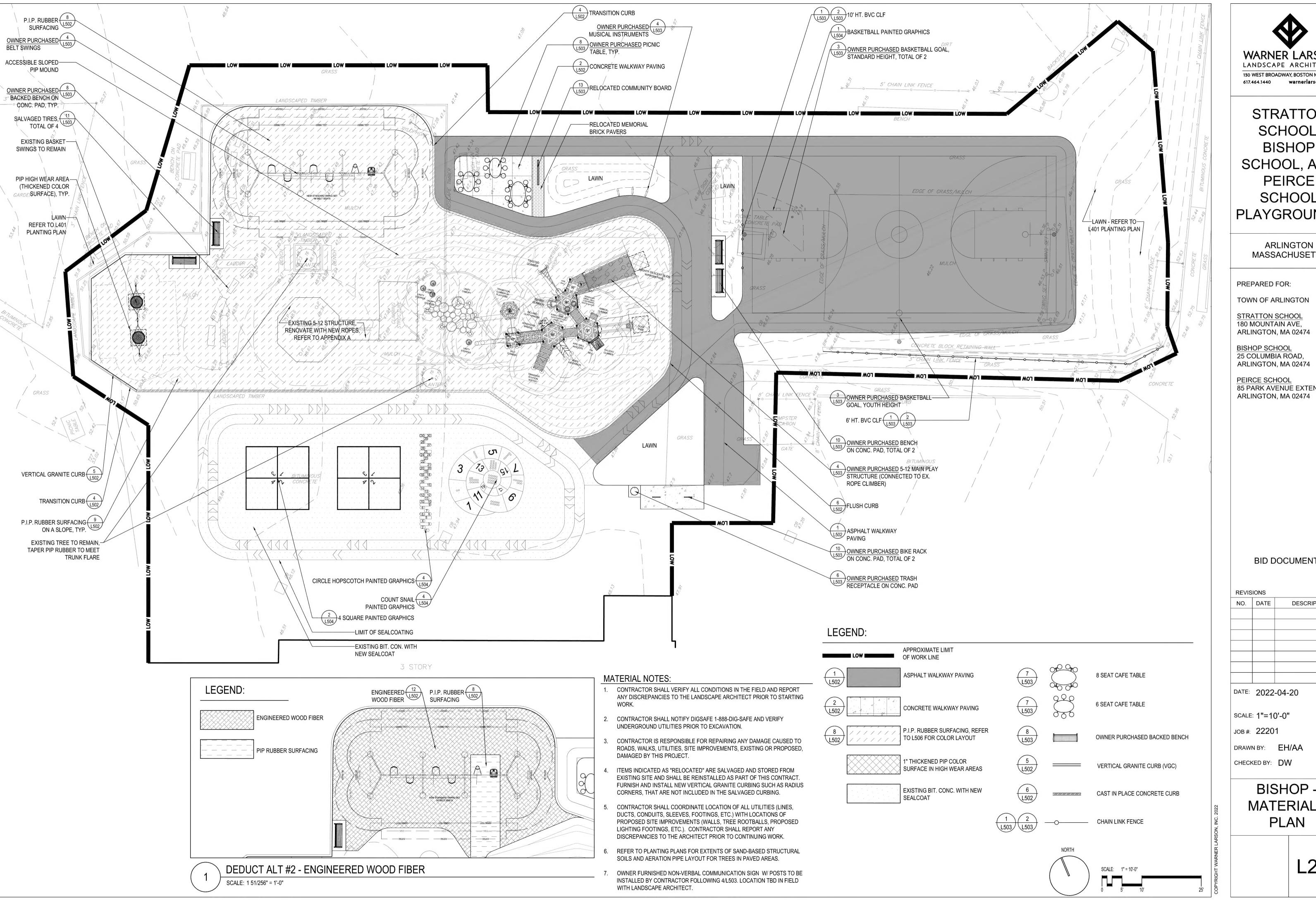
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STRATTON -

SITE PREP





STRATTON SCHOOL **BISHOP** SCHOOL, AND PEIRCE SCHOOL **PLAYGROUNDS**

MASSACHUSETTS

TOWN OF ARLINGTON

180 MOUNTAIN AVE,

25 COLUMBIA ROAD,

85 PARK AVENUE EXTENSION, ARLINGTON, MA 02474

BID DOCUMENTS

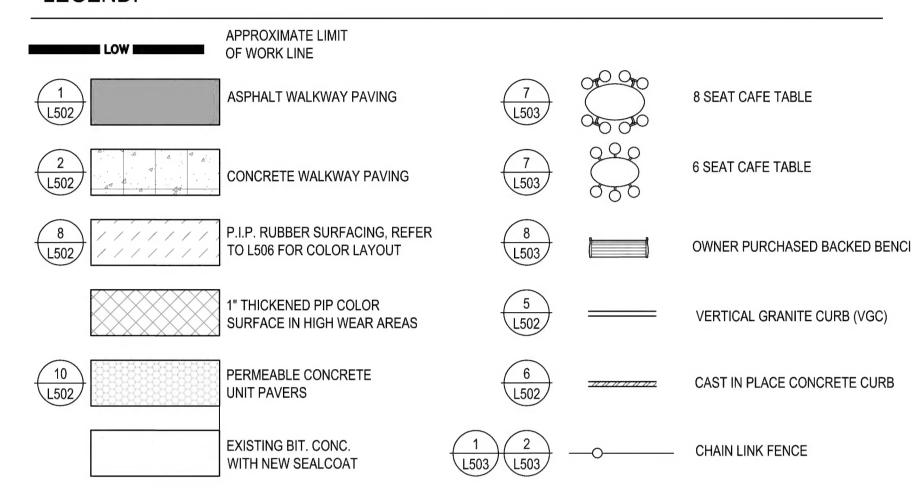
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10.	DATE	DESCRIPTION	

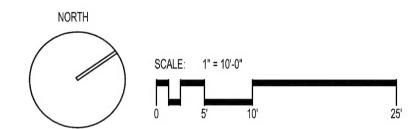
BISHOP -MATERIALS PLAN

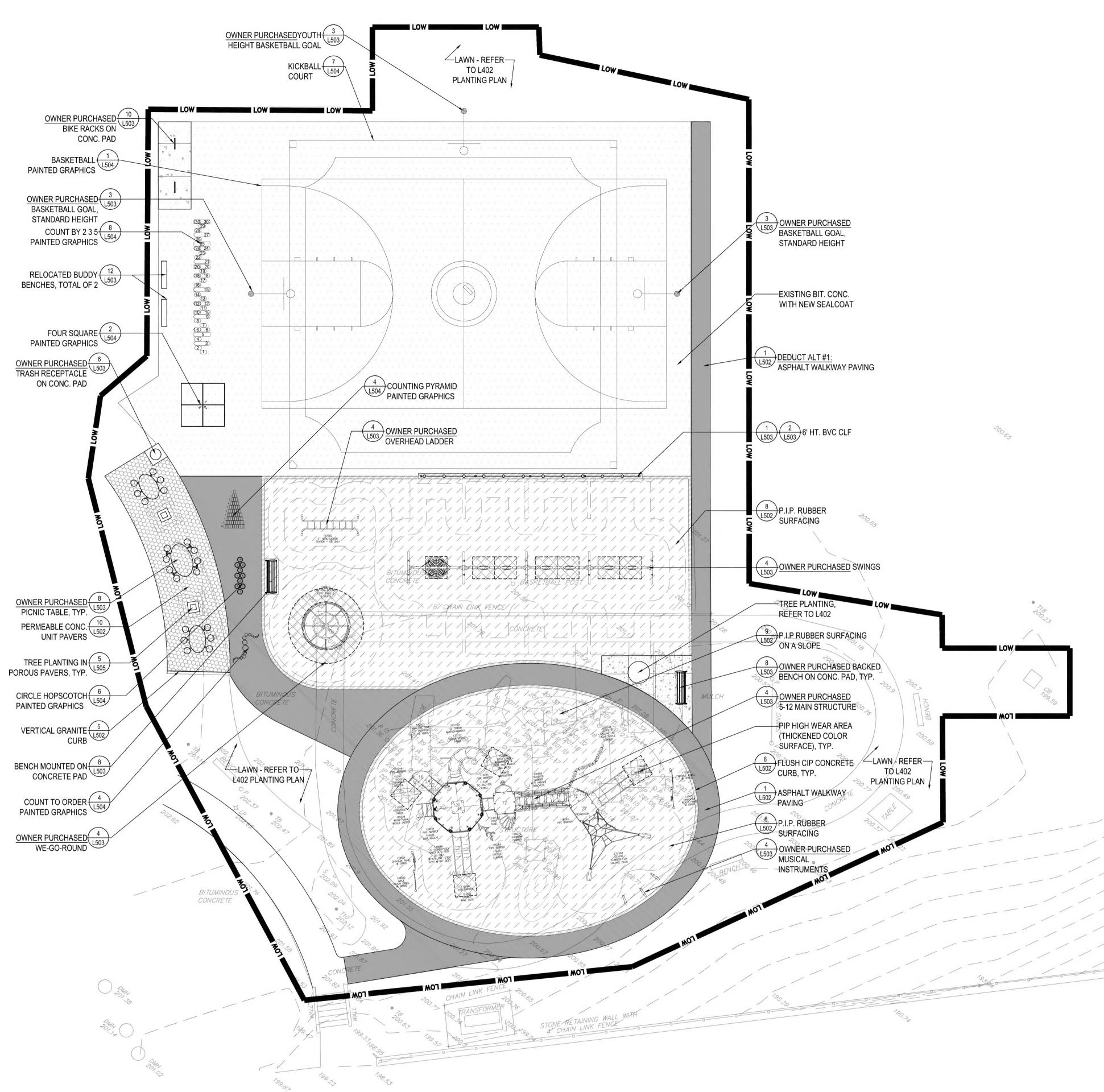
MATERIAL NOTES:

- 1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- 2. CONTRACTOR SHALL NOTIFY DIGSAFE 1-888-DIG-SAFE AND VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- 3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.
- 4. ITEMS INDICATED AS "RELOCATED" ARE SALVAGED AND STORED FROM EXISTING SITE AND SHALL BE REINSTALLED AS PART OF THIS CONTRACT. FURNISH AND INSTALL NEW VERTICAL GRANITE CURBING SUCH AS RADIUS CORNERS, THAT ARE NOT INCLUDED IN THE SALVAGED CURBING.
- 5. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED SITE IMPROVEMENTS (WALLS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONTINUING WORK.
- 6. REFER TO PLANTING PLANS FOR EXTENTS OF SAND-BASED STRUCTURAL SOILS AND AERATION PIPE LAYOUT FOR TREES IN PAVED AREAS.
- 7. OWNER FURNISHED NON-VERBAL COMMUNICATION SIGN W/ POSTS TO BE INSTALLED BY CONTRACTOR FOLLOWING 4/L503. LOCATION TBD IN FIELD WITH LANDSCAPE ARCHITECT.

LEGEND:







NEWLAND ROAD



STRATTON
SCHOOL,
BISHOP
SCHOOL, AND
PEIRCE
SCHOOL
PLAYGROUNDS

ARLINGTON MASSACHUSETTS

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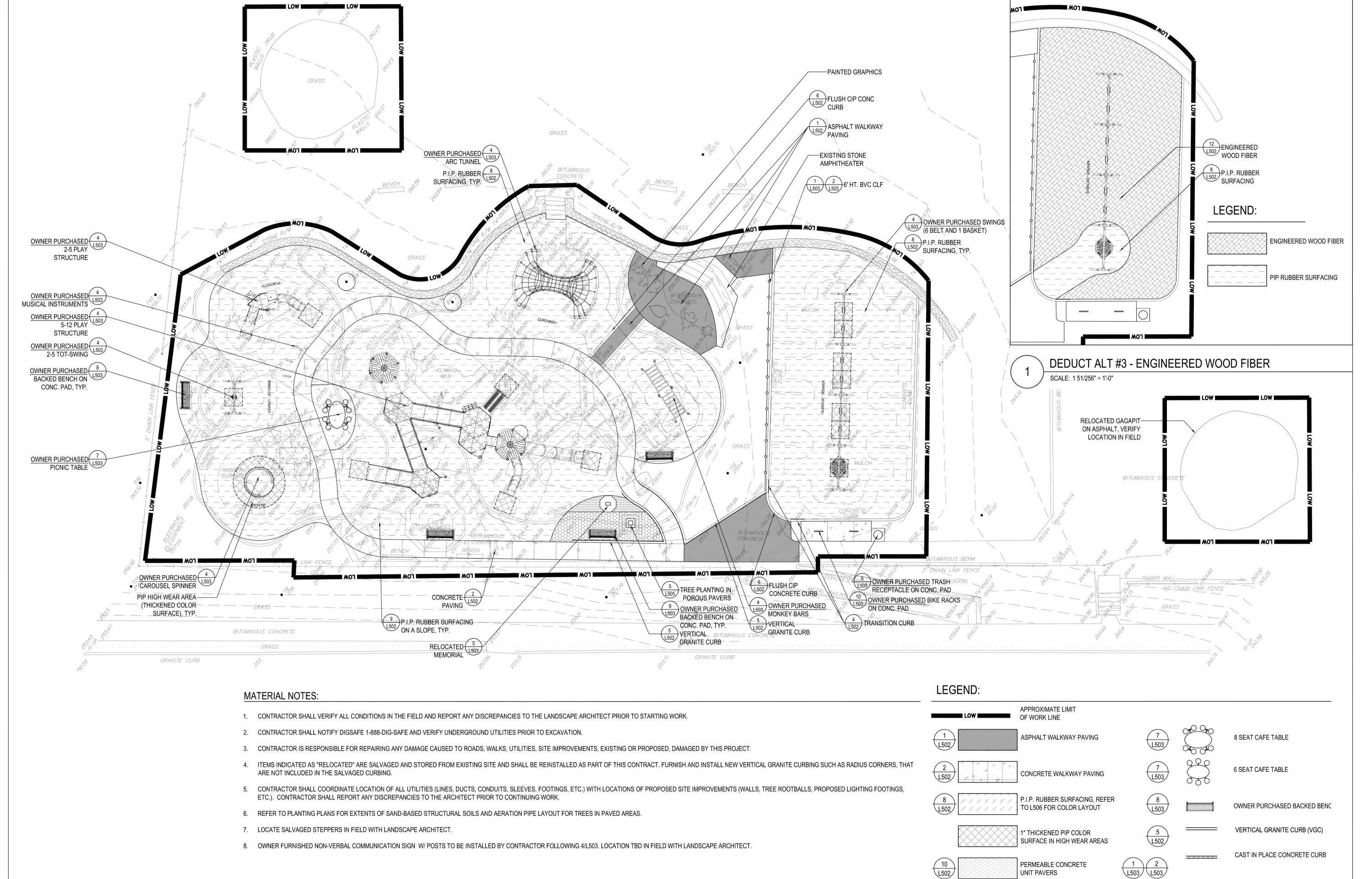
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CHECKED BY: DW

PEIRCE -

MATERIALS PLAN





STRATTON SCHOOL, BISHOP SCHOOL, AND PEIRCE SCHOOL PLAYGROUNDS

ARLINGTON MASSACHUSETTS

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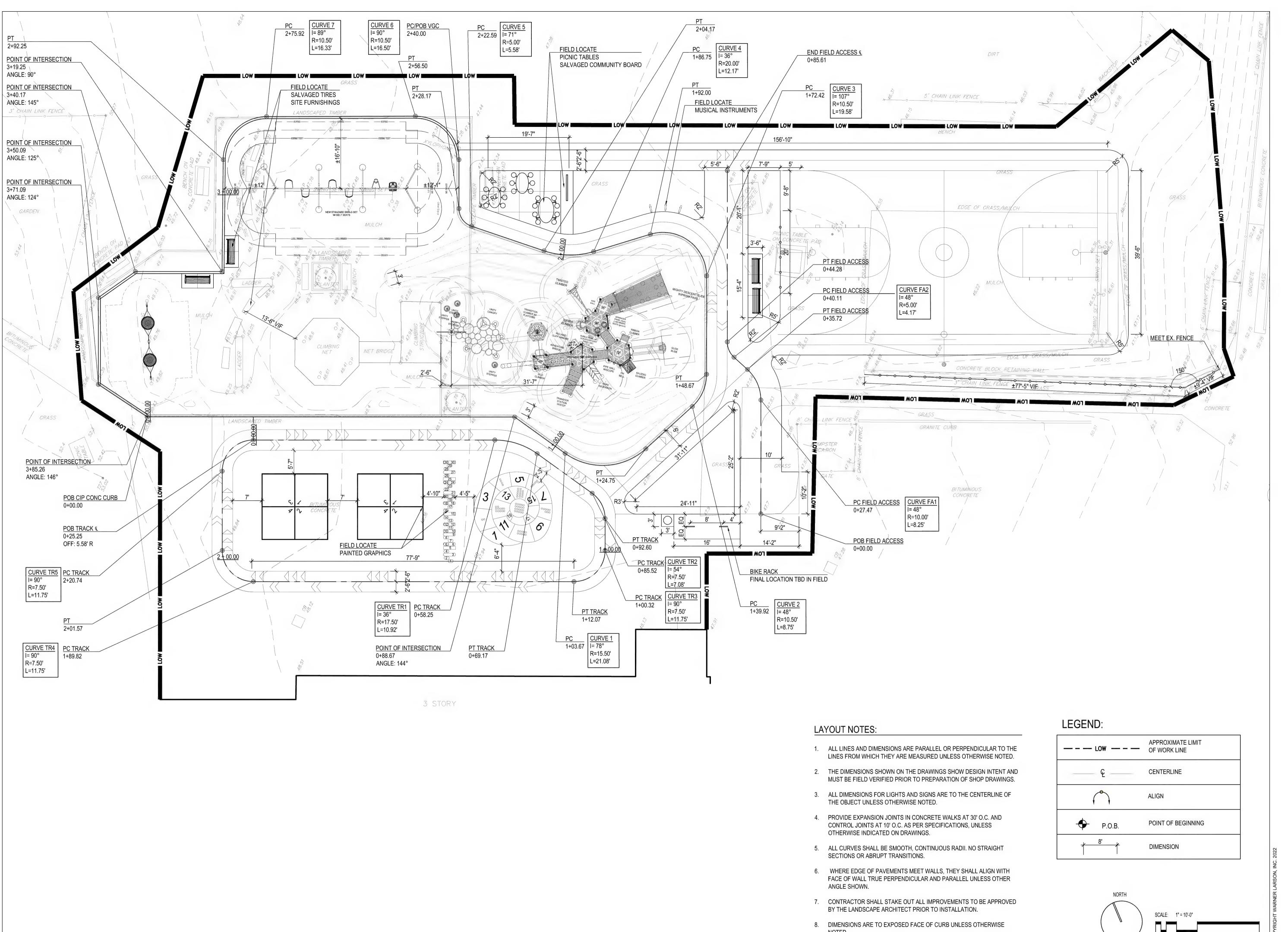
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CHAIN LINK FENCE

STRATTON -MATERIALS PLAN





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ARLINGTON MASSACHUSETTS

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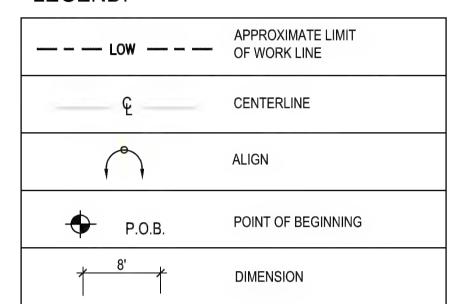
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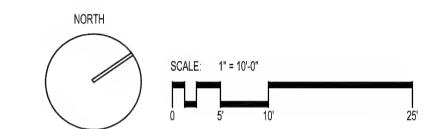
BISHOP -LAYOUT PLAN

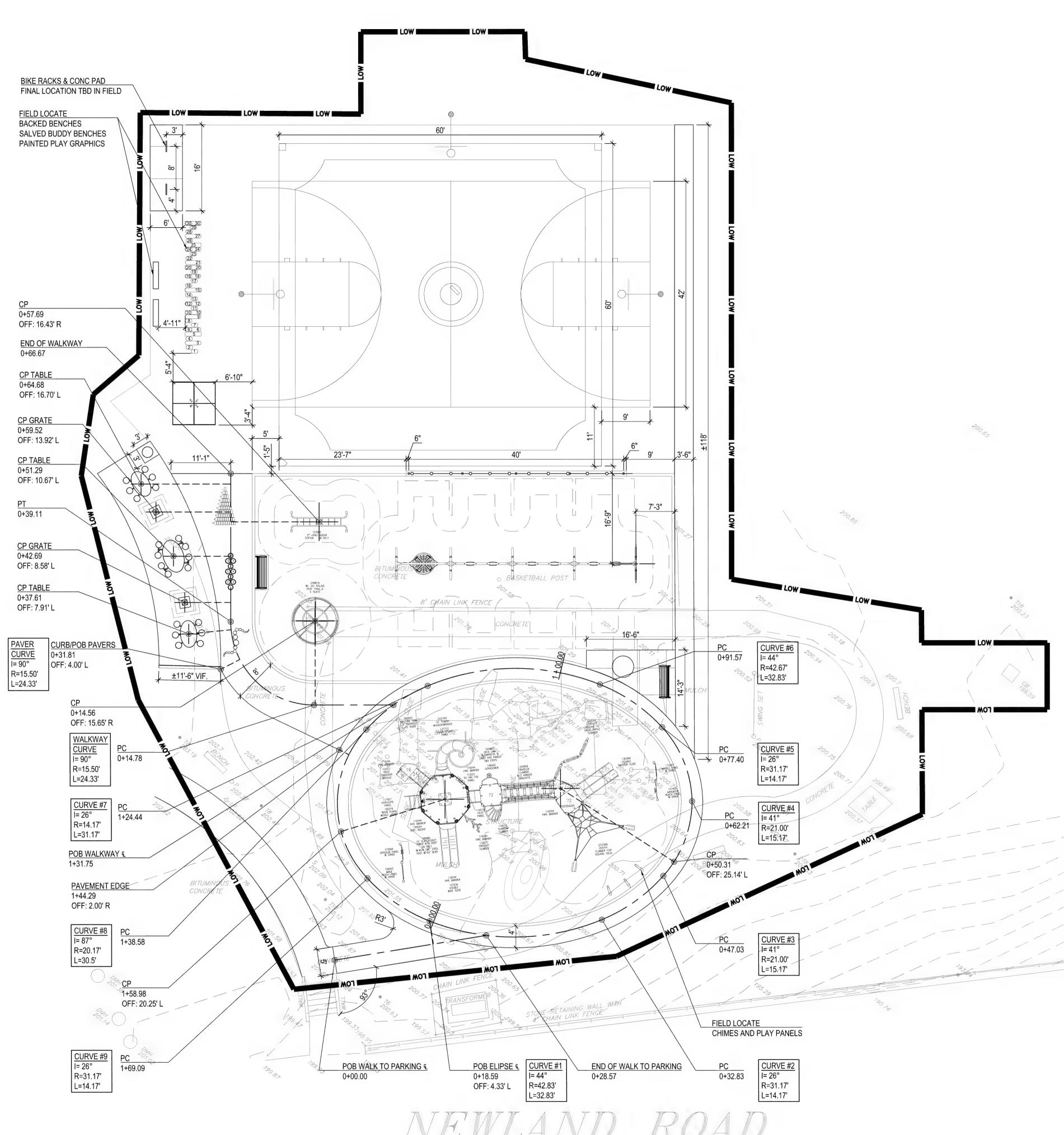
LAYOUT NOTES:

- 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- 2. THE DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS.
- 3. ALL DIMENSIONS FOR LIGHTS AND SIGNS ARE TO THE CENTERLINE OF THE OBJECT UNLESS OTHERWISE NOTED.
- 4. PROVIDE EXPANSION JOINTS IN CONCRETE WALKS AT 30' O.C. AND CONTROL JOINTS AT 10' O.C. AS PER SPECIFICATIONS, UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 5. ALL CURVES SHALL BE SMOOTH, CONTINUOUS RADII. NO STRAIGHT SECTIONS OR ABRUPT TRANSITIONS.
- 6. WHERE EDGE OF PAVEMENTS MEET WALLS, THEY SHALL ALIGN WITH FACE OF WALL TRUE PERPENDICULAR AND PARALLEL UNLESS OTHER ANGLE SHOWN.
- 7. CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 8. DIMENSIONS ARE TO EXPOSED FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND:









STRATTON
SCHOOL,
BISHOP
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PEIRCE
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PLAYGROUNDS

ARLINGTON MASSACHUSETTS

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85 PARK AVENUE EXTENSION, ARLINGTON, MA 02474

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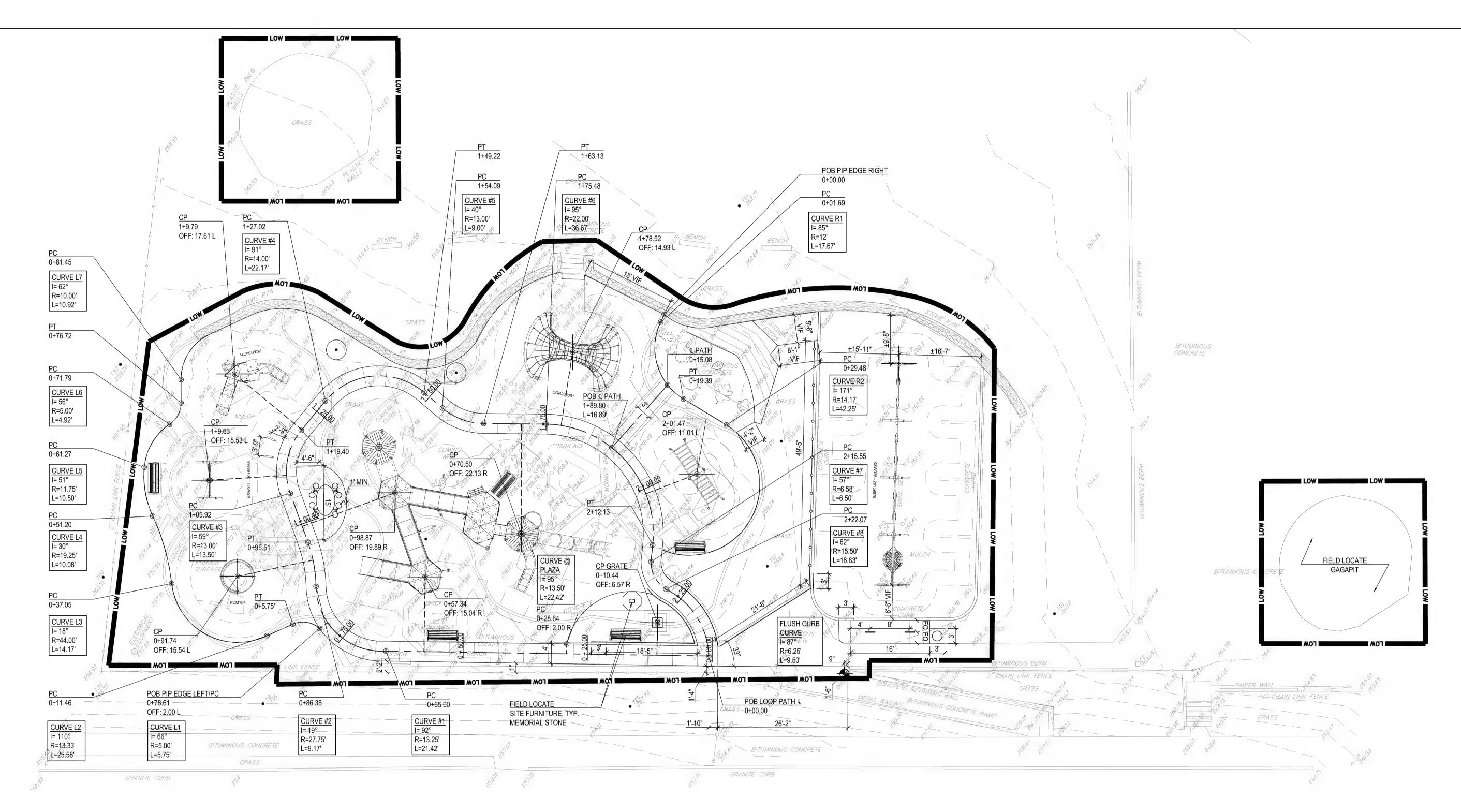
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PEIRCE -LAYOUT PLAN



LAYOUT NOTES:

- 1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- 2. THE DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS.
- 3. ALL DIMENSIONS FOR LIGHTS AND SIGNS ARE TO THE CENTERLINE OF THE OBJECT UNLESS OTHERWISE NOTED.
- 4. PROVIDE EXPANSION JOINTS IN CONCRETE WALKS AT 30' O.C. AND CONTROL JOINTS AT 10' O.C. AS PER SPECIFICATIONS, UNLESS OTHERWISE INDICATED ON DRAWINGS.
- 5. ALL CURVES SHALL BE SMOOTH, CONTINUOUS RADII. NO STRAIGHT SECTIONS OR ABRUPT TRANSITIONS.
- 6. WHERE EDGE OF PAVEMENTS MEET WALLS, THEY SHALL ALIGN WITH FACE OF WALL TRUE PERPENDICULAR AND PARALLEL UNLESS OTHER ANGLE SHOWN.
- 7. CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 8. DIMENSIONS ARE TO EXPOSED FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND:

— — LOW — — —	APPROXIMATE LIMIT OF WORK LINE
—— · Ç	CENTERLINE
	ALIGN
→ P.O.B.	POINT OF BEGINNING
1 8'	DIMENSION



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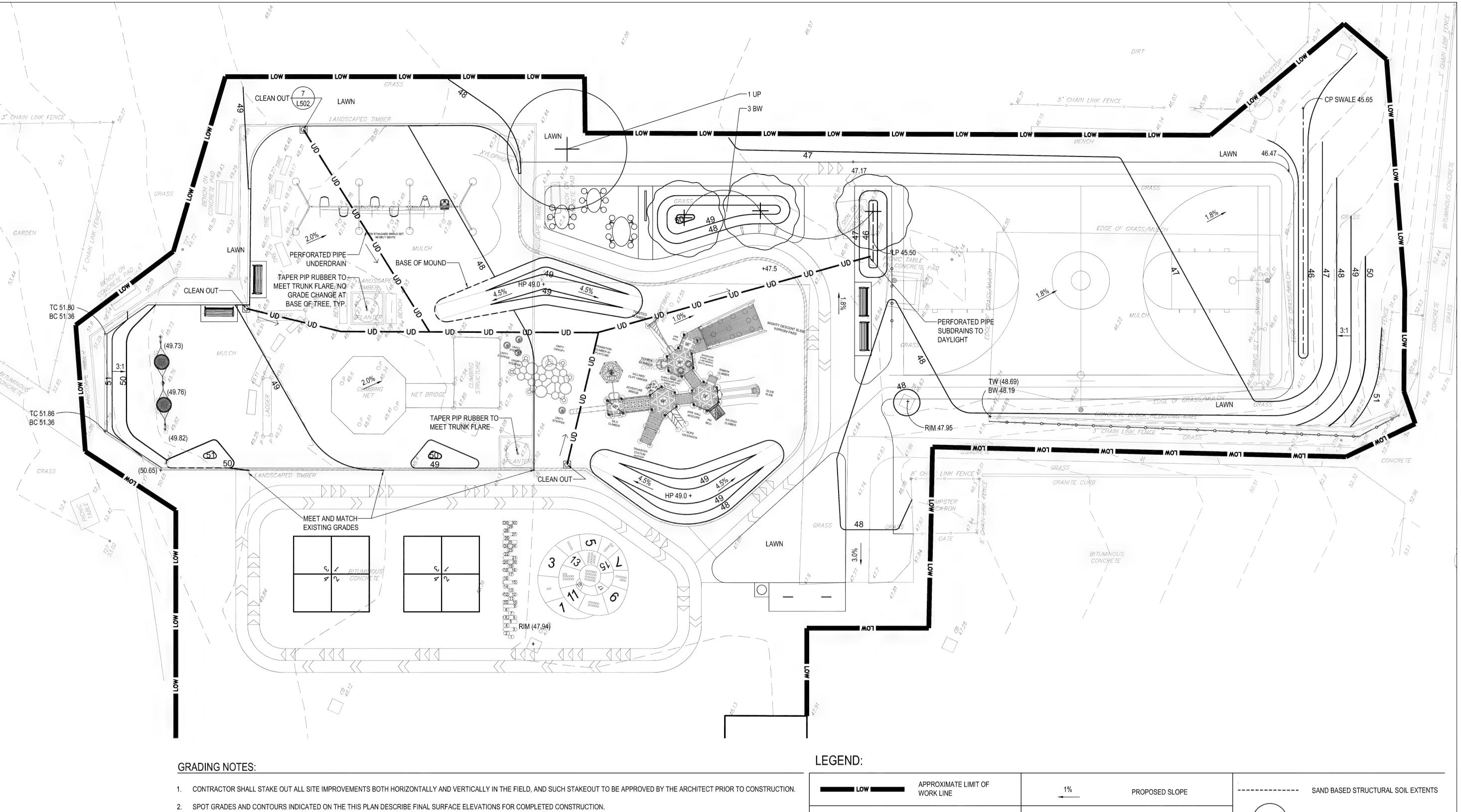
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STRATTON -LAYOUT PLAN

NORTH

SCALE: 1" = 10'-0"

0 5' 10' 25'



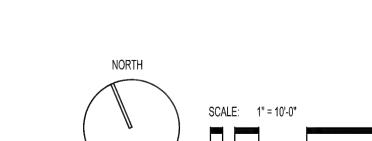
- 3. ALL CHANGES IN PAVEMENT MATERIALS SHALL BE FLUSH WITH EACH OTHER UNLESS OTHERWISE SHOWN.
- 4. IF EXISTING TREE, UTILITIES OR STRUCTURES IMPEDE EXCAVATION ACTIVITIES IN ANY MANNER, CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH CONSTRUCTION ACTIVITIES.
- 5. REGRADED SLOPES SHALL NOT EXCEED 3:1 SLOPE EXCEPT AS SHOWN ON THE PLANS
- 6. ALL PAVED WALKWAY AREAS, PLAZAS, CROSSWALKS, HANDICAPPED PARKING SPACES, AND ASSOCIATED ACCESS AISLES AND ACCESSIBLE ROUTES SHALL BE GRADED SUCH THAT THEY ARE IN FULL COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

PLANTING NOTES:

- 1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATIONS TO BE CONFIRMED IN FIELD.
- 2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION.
- 3. ALL PLANTS SHALL BE BALLED IN BURLAP UNLESS OTHERWISE INDICATED ON THE PLANT SCHEDULE.
- 4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.
- 5. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND SPREADING TOPSOIL (6" MINIMUM FINISHED DEPTH), FINE GRADING AND SEEDING ANY AREAS DESIGNATED ON PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
- 6. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH EXCEPT AS OTHERWISE SHOWN.
- 7. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

	LLOLIND.				
٧.	Low	APPROXIMATE LIMIT OF WORK LINE	1%	PROPOSED SLOPE	,
	— — —111 — — — —	EXISTING CONTOUR	TS BS	TOP OF STAIR BOTTOM OF STAIR	
	53	PROPOSED CONTOUR	TW BW	TOP OF WALL BOTTOM OF WALL	
-	x 112.5	EXISTING SPOT ELEVATION	TC BC	TOP OF CURB BOTTOM OF CURB	
	53.25 +	PROPOSED SPOT ELEVATION	СВ	CATCH BASIN	
	— UD —— UD —	PERFORATED UNDERDRAIN	HP	HIGH POINT	

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
BW	3	Betula populifolia 'Whitespire'	Whitespire Gray Birch	10-12` Ht. B&B	
UP	1	Ulmus americana 'Princeton'	Princeton American Elm	3" Cal.	



LAWN

DECIDUOUS SHADE TREE, TYP.

EXISTING TREE TO REMAIN, TYP.

LOAM AND SEED - GENERAL LAWN

SEE SPECIFICATIONS FOR SEED TYPE

ORNAMENTAL TREE, TYP.

WARNER LARSON
LANDSCAPE ARCHITECTS

130 WEST BROADWAY, BOSTON MA 02127
617.464.1440 warnerlarson.com

STRATTON
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ARLINGTON MASSACHUSETTS

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BISHOP -

GRADING & PLANTING

GRADING NOTES:

- CONTRACTOR SHALL STAKE OUT ALL SITE IMPROVEMENTS BOTH HORIZONTALLY AND VERTICALLY IN THE FIELD, AND SUCH STAKEOUT TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

2. SPOT GRADES AND CONTOURS INDICATED ON THE THIS PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION.

- 3. ALL CHANGES IN PAVEMENT MATERIALS SHALL BE FLUSH WITH EACH OTHER UNLESS OTHERWISE SHOWN.
- 4. IF EXISTING TREE, UTILITIES OR STRUCTURES IMPEDE EXCAVATION ACTIVITIES IN ANY MANNER, CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH CONSTRUCTION ACTIVITIES.
- 5. REGRADED SLOPES SHALL NOT EXCEED 3:1 SLOPE EXCEPT AS SHOWN ON THE PLANS
- 6. ALL PAVED WALKWAY AREAS, PLAZAS, CROSSWALKS, HANDICAPPED PARKING SPACES, AND ASSOCIATED ACCESS AISLES AND ACCESSIBLE ROUTES SHALL BE GRADED SUCH THAT THEY ARE IN FULL COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

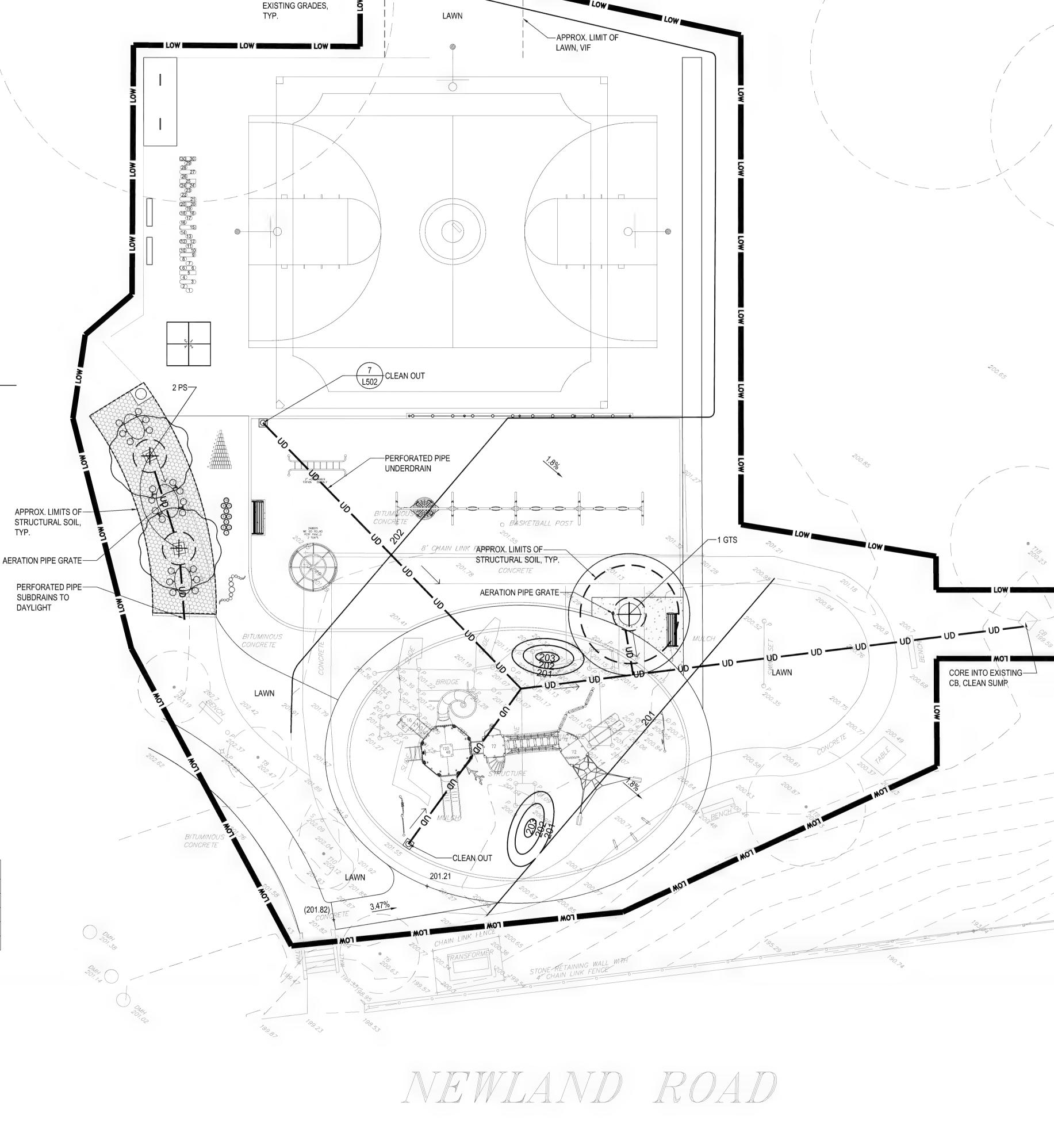
PLANTING NOTES:

- 1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATIONS TO BE CONFIRMED IN FIELD.
- 2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION.
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- 5. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND SPREADING TOPSOIL (6" MINIMUM FINISHED DEPTH), FINE GRADING AND SEEDING ANY AREAS DESIGNATED ON PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
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- 7. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

I FGFND:

LEGEND:			
Low Low	APPROXIMATE LIMIT OF WORK LINE		SAND BASED STRUCTURAL SOIL EXTENTS
— — — 111 — — — —	EXISTING CONTOUR	+	DECIDUOUS SHADE TREE, TYP.
53	PROPOSED CONTOUR	+	ORNAMENTAL TREE, TYP.
x 112.5	EXISTING SPOT ELEVATION		
+ 53.25	PROPOSED SPOT ELEVATION		EXISTING TREE TO REMAIN, TYP.
— UD — UD —	PERFORATED UNDERDRAIN	LAWN	LOAM AND SEED - GENERAL LAWN SEE SPECIFICATIONS FOR SEED TYPE
1%	PROPOSED SLOPE		
TS BS	TOP OF STAIR BOTTOM OF STAIR		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		
TC	TOP OF CURB		
ВС	BOTTOM OF CURB		
СВ	CATCH BASIN		
HP	HIGH POINT		

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GTS 1 Gleditsia triacanthos inermis `Skycole` TM		Skyline Thornless Honey Locust	3" Cal.		
				•	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PS	2	Prunus serrulata 'Kanzan'	Kanzan Japanese Flowering Cherry	2.5" Cal.	



MEET AND MATCH-



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ARLINGTON MASSACHUSETTS

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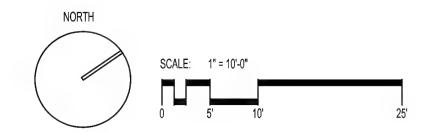
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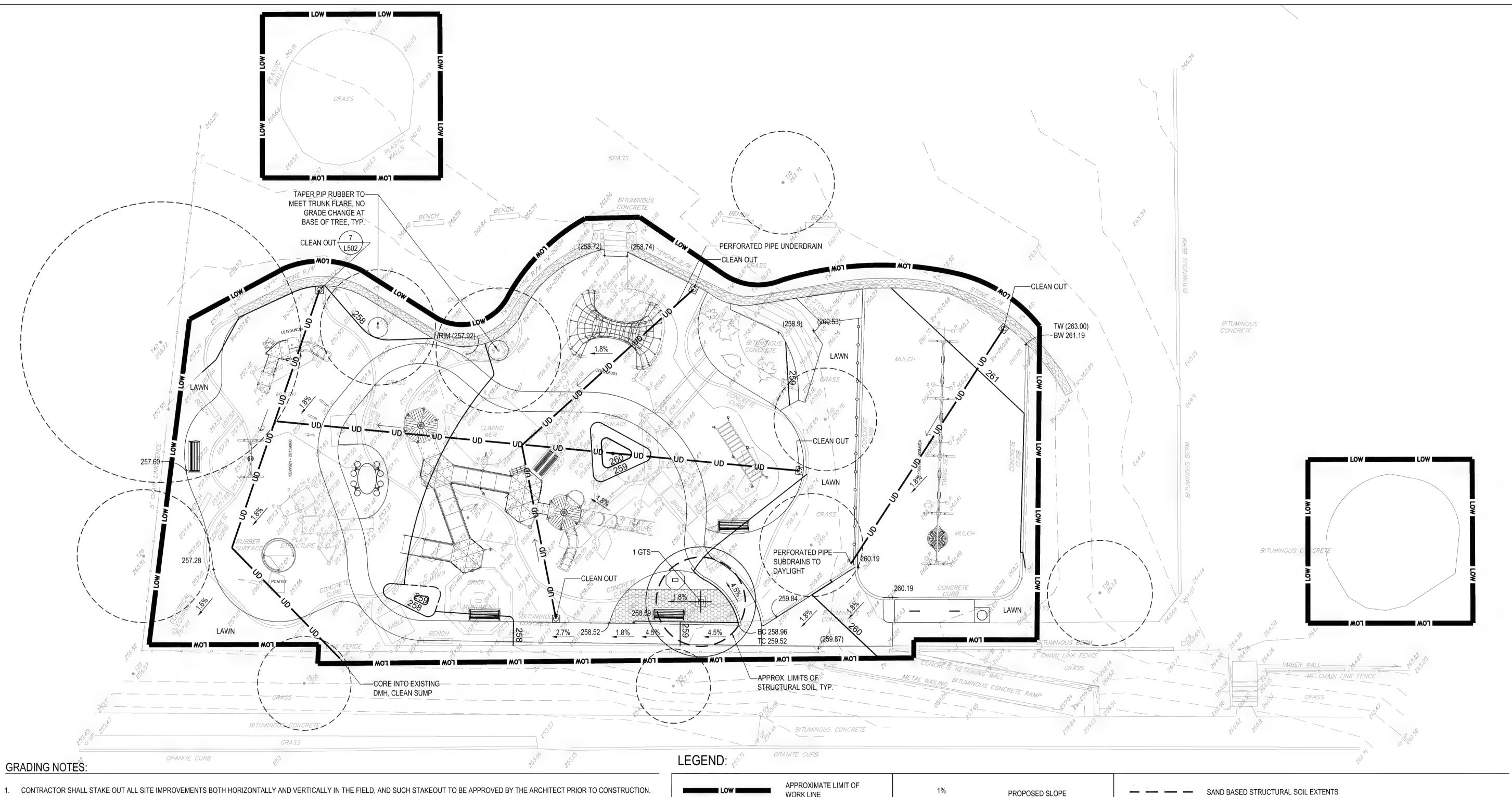
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CHECKED BY: DW

PEIRCE -GRADING & PLANTING





- 2. SPOT GRADES AND CONTOURS INDICATED ON THE THIS PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION.
- 3. ALL CHANGES IN PAVEMENT MATERIALS SHALL BE FLUSH WITH EACH OTHER UNLESS OTHERWISE SHOWN.
- 4. IF EXISTING TREE, UTILITIES OR STRUCTURES IMPEDE EXCAVATION ACTIVITIES IN ANY MANNER, CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH CONSTRUCTION ACTIVITIES.
- 5. REGRADED SLOPES SHALL NOT EXCEED 3:1 SLOPE EXCEPT AS SHOWN ON THE PLANS
- 6. ALL PAVED WALKWAY AREAS, PLAZAS, CROSSWALKS, HANDICAPPED PARKING SPACES, AND ASSOCIATED ACCESS AISLES AND ACCESSIBLE ROUTES SHALL BE GRADED SUCH THAT THEY ARE IN FULL COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.

PLANTING NOTES:

- 1. CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATIONS TO BE CONFIRMED IN FIELD.
- 2. ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERYMAN'S ASSOCIATION.
- 3. ALL PLANTS SHALL BE BALLED IN BURLAP UNLESS OTHERWISE INDICATED ON THE PLANT SCHEDULE.
- 4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.
- 5. CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND SPREADING TOPSOIL (6" MINIMUM FINISHED DEPTH), FINE GRADING AND SEEDING ANY AREAS DESIGNATED ON PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
- 6. ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH EXCEPT AS OTHERWISE SHOWN.
- 7. PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3H:IV AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.

Low Low	APPROXIMATE LIMIT OF WORK LINE	1%	PROPOSED SLOPE	_
— — —111 — — — —	EXISTING CONTOUR	TS BS	TOP OF STAIR BOTTOM OF STAIR	
53	PROPOSED CONTOUR	TW BW	TOP OF WALL BOTTOM OF WALL	
x 112.5	EXISTING SPOT ELEVATION	TC BC	TOP OF CURB BOTTOM OF CURB	
+ 50.10	PROPOSED SPOT ELEVATION	СВ	CATCH BASIN	
$-$ UD $\overline{\leftarrow}$ UD $\overline{\leftarrow}$	PERFORATED UNDERDRAIN	HP	HIGH POINT	

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GTS	1	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	3" Cal.	

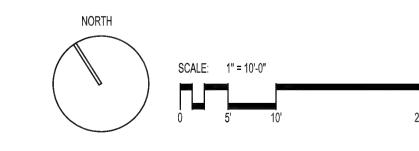
DECIDUOUS SHADE TREE, TYP.

EXISTING TREE TO REMAIN, TYP.

LOAM AND SEED - GENERAL LAWN SEE SPECIFICATIONS FOR SEED TYPE

> STRATTON -**GRADING &** PLANTING

> > L403





STRATTON SCHOOL, **BISHOP** SCHOOL, AND PEIRCE SCHOOL **PLAYGROUNDS**

> ARLINGTON MASSACHUSETTS

PREPARED FOR:

TOWN OF ARLINGTON

STRATTON SCHOOL 180 MOUNTAIN AVE, ARLINGTON, MA 02474

BISHOP SCHOOL 25 COLUMBIA ROAD, ARLINGTON, MA 02474

PEIRCE SCHOOL 85 PARK AVENUE EXTENSION, ARLINGTON, MA 02474

BID DOCUMENTS

REVISIONS

DESCRIPTION NO. DATE

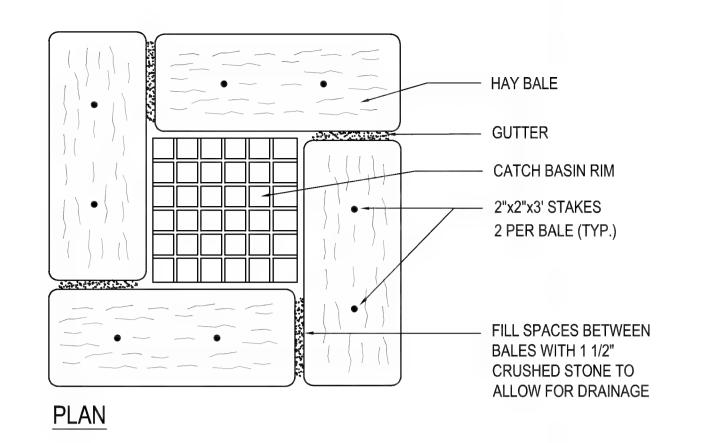
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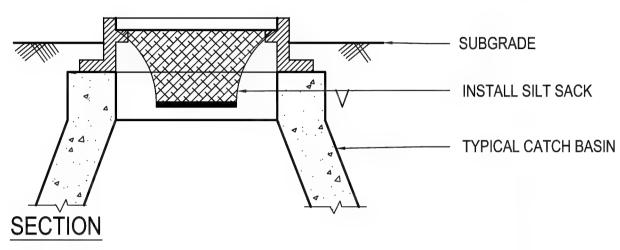
SCALE: 1"=10'-0"

JOB#: 22201

DRAWN BY: **EH/AA**

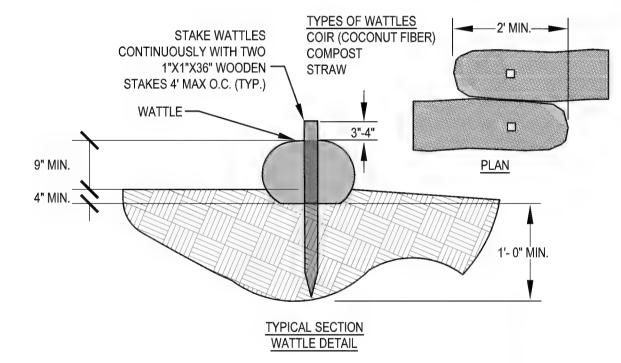
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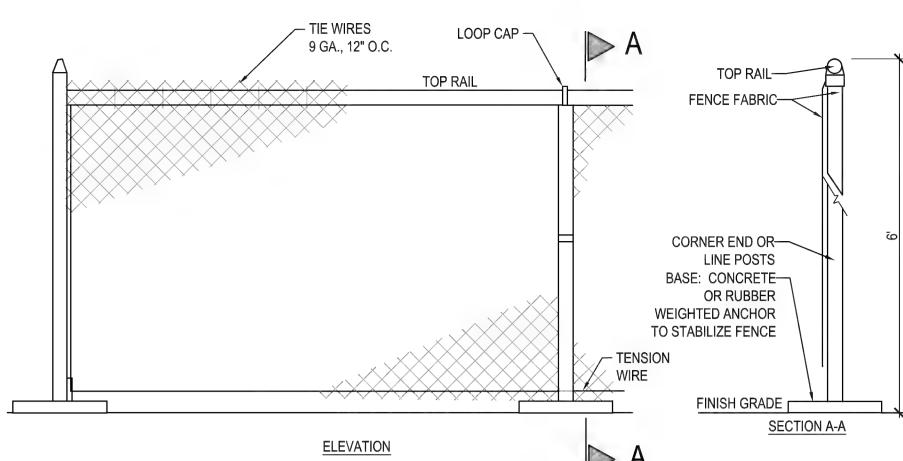


- 1. INSTALL SILT SACK AT ALL EXISTING CATCH BASINS TO REMAIN.
- 2. WHEN CONTENTS OF SILT SACK REACH HALF WAY UP BAG, REMOVE AND DISPOSE OF CONTENTS IN A LEGAL MANNER. IF BAG IS DAMAGED IN ANY WAY, DISPOSE OF BAG COMPLETELY AND REPLACE IMMEDIATELY.





STRAW WATTLE SCALE: 1' = 1'-0"

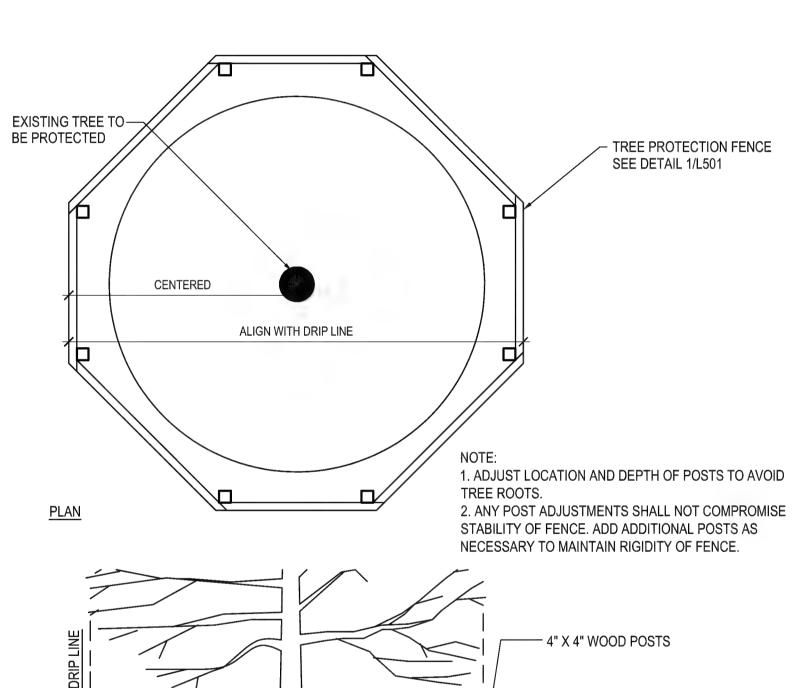


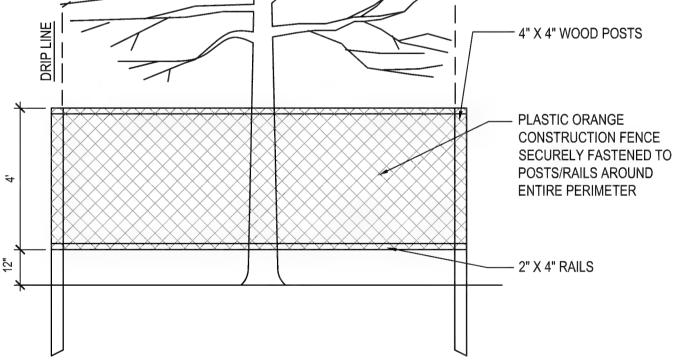
1. FABRIC SHALL BE 0.148" GAUGE MIN. WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH. KNUCKLED SELVAGE TOP AND BOTTOM. 2. LINE POSTS SHALL BE 1.9" O.D. END OR CORNER POSTS SHALL BE 2.375" O.D.

3. THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.

4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

CONSTRUCTION FENCE SCALE: 1/2" = 1'-0"





- LANDSCAPE TREATMENT.
- 1. TREE PROTECTION TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION. REMOVE FOR FINAL
- 2. ADJUST LOCATION OF TREE PROTECTION WITHIN TREE DRIPLINE ONLY WHEN NECESSARY TO PERFORM WORK SHOWN ON DRAWINGS.
- 3. STOCKPILING OF SOILS, STORING OF MATERIALS, PARKING OF VEHICLES OR LOCATION OF TEMPORARY STRUCTURES SHALL NOT OCCUR AT ANY TIME WITHIN THE DRIPLINE OF TREES TO REMAIN.

	TREE PROTECTION
2	SCALE: 1" = 1'-0"



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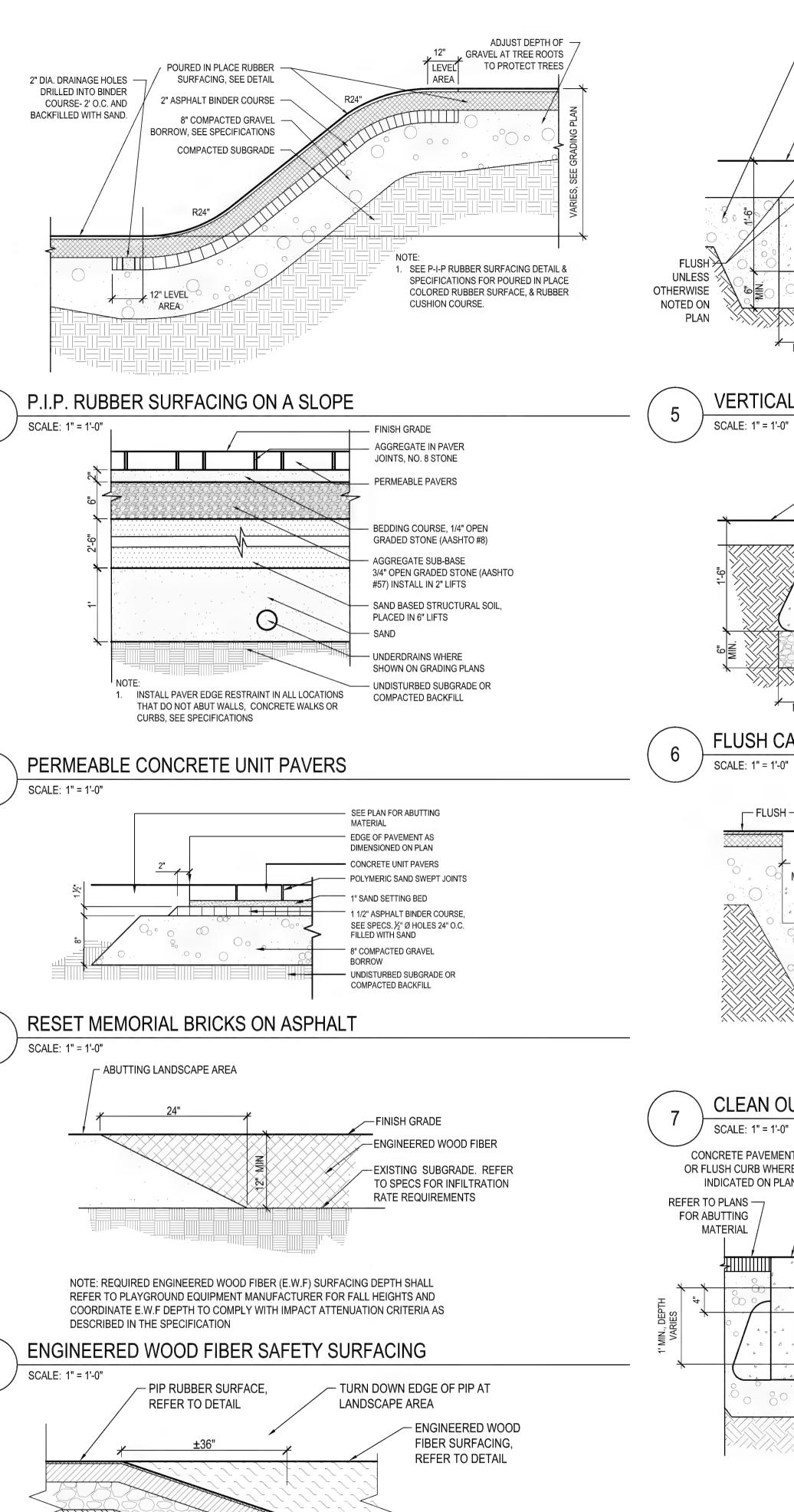
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DRAWN BY: EH/AA

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LANDSCAPE **DETAILS**



- COMPACTED

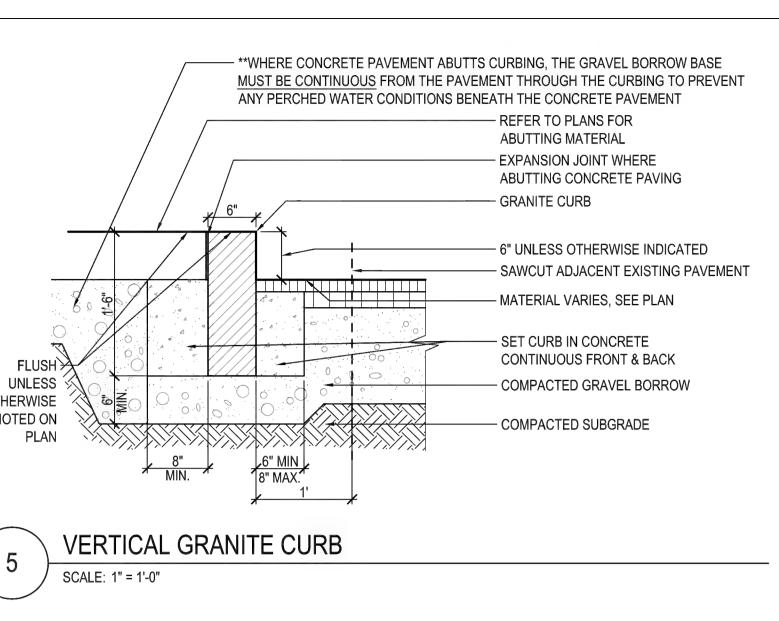
COMPACTED

SUBGRADE

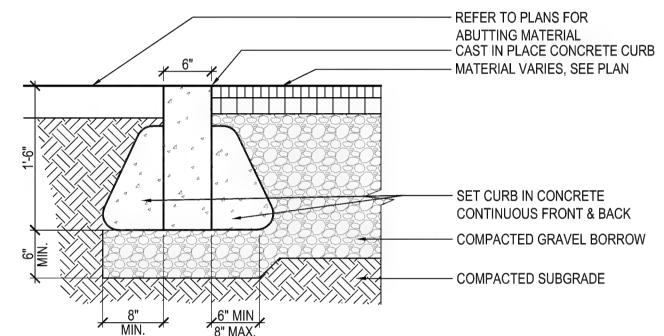
PIP RUBBER TO EWF TRANSITION

SCALE: 3/4" = 1'-0"

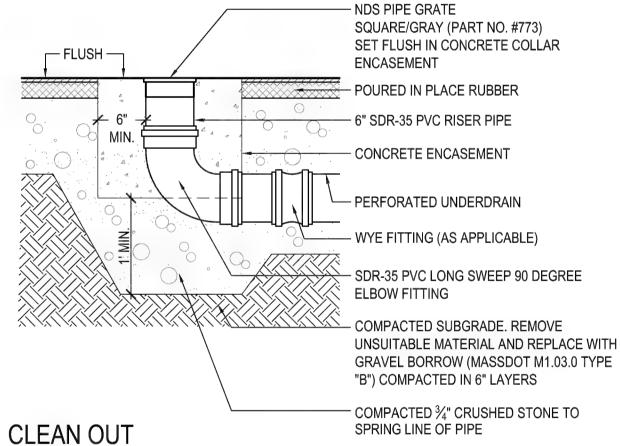
GRAVEL BORROW

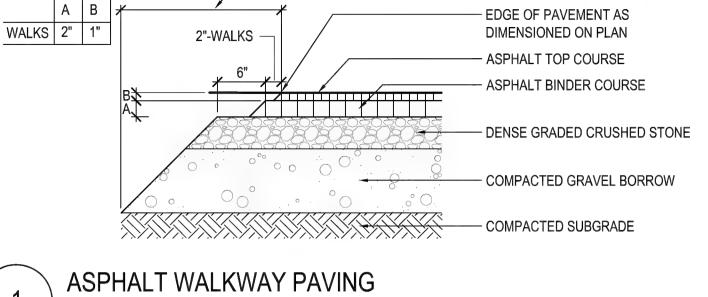






FLUSH CAST IN PLACE CONCRETE CURB



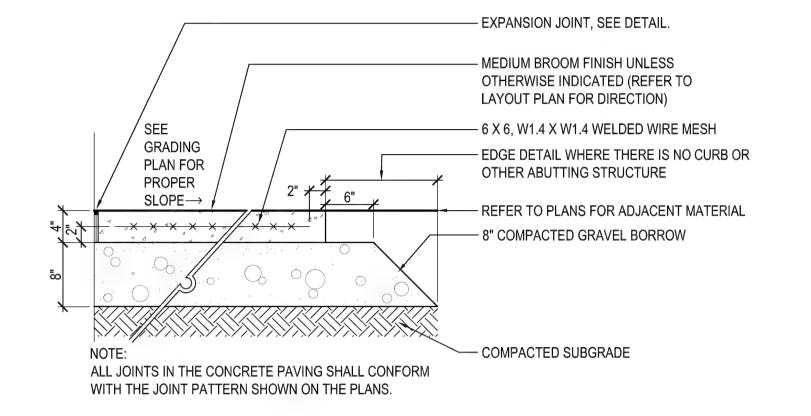


EDGE CONDITION WHERE THERE IS

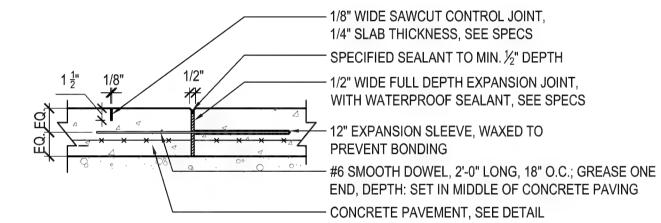
NO CURB OR ABUTTING STRUCTURE.

SEE PLAN FOR ABUTTING MATERIAL





CONCRETE WALKWAY PAVING SCALE: 1" = 1'-0"



EXPANSION JOINT INSTALLATION NOTES:

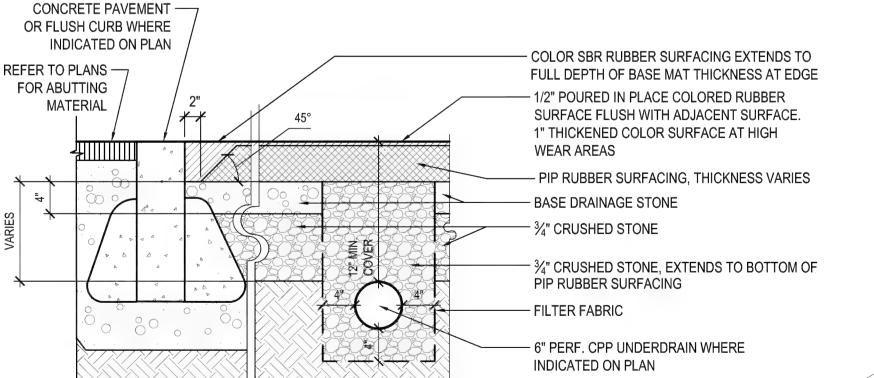
- 1. DOWEL IS TYPICAL AT ALL EXPANSION JOINTS WITHIN CONCRETE PAVING AND BETWEEN CONCRETE PAVING AND CONCRETE STAIRS.
- 2. DELETE EXPANSION SLEEVE AND DOWEL WHERE JOINT ABUTS WALL, CURBS, OR OTHER VERTICAL SURFACES.
- 3. EXPANSION JOINTS MAX. 30'-0" O.C. UNLESS SHOWN OTHERWISE.

CONTROL JOINT INSTALLATION NOTES:

SCALE: 1" = 1'-0"

EXPANSION JOINT

1. CONTROL JOINTS 10'-0" O.C. UNLESS SHOWN OTHERWISE ON DRAWIINGS.



- 6" HEIGHT VERTICAL **GRANITE CURB** TRANSITION CURB, LENGTH VARIES, REFER TO LAYOUT PLAN - 6" WIDE FLUSH CURB

1. RUBBER BASE MAT THICKNESS VARIES. 2. MUST MEET CPSC SAFETY REQUIREMENTS.

P.I.P. RUBBER SURFACING

SCALE: 1" = 1'-0"

- 3. PIP EDGE TO SLOPE DOWN TO SUBGRADE WHERE NO CURB/EDGE IS SHOWN ON PLAN. 4. 1" THICKENED COLOR SURFACE AT HIGH WEAR AREAS (BELOW SWINGS AND EXIT OF SLIDE). MIN. AREA TO BE 4'X4'.

- COMPACTED SUBGRADE

TRANSITION CURB SCALE: 1/2" = 1'-0"

WARNER LARSON LANDSCAPE ARCHITECTS 130 WEST BROADWAY, BOSTON MA 02127 617.464.1440 warnerlarson.com

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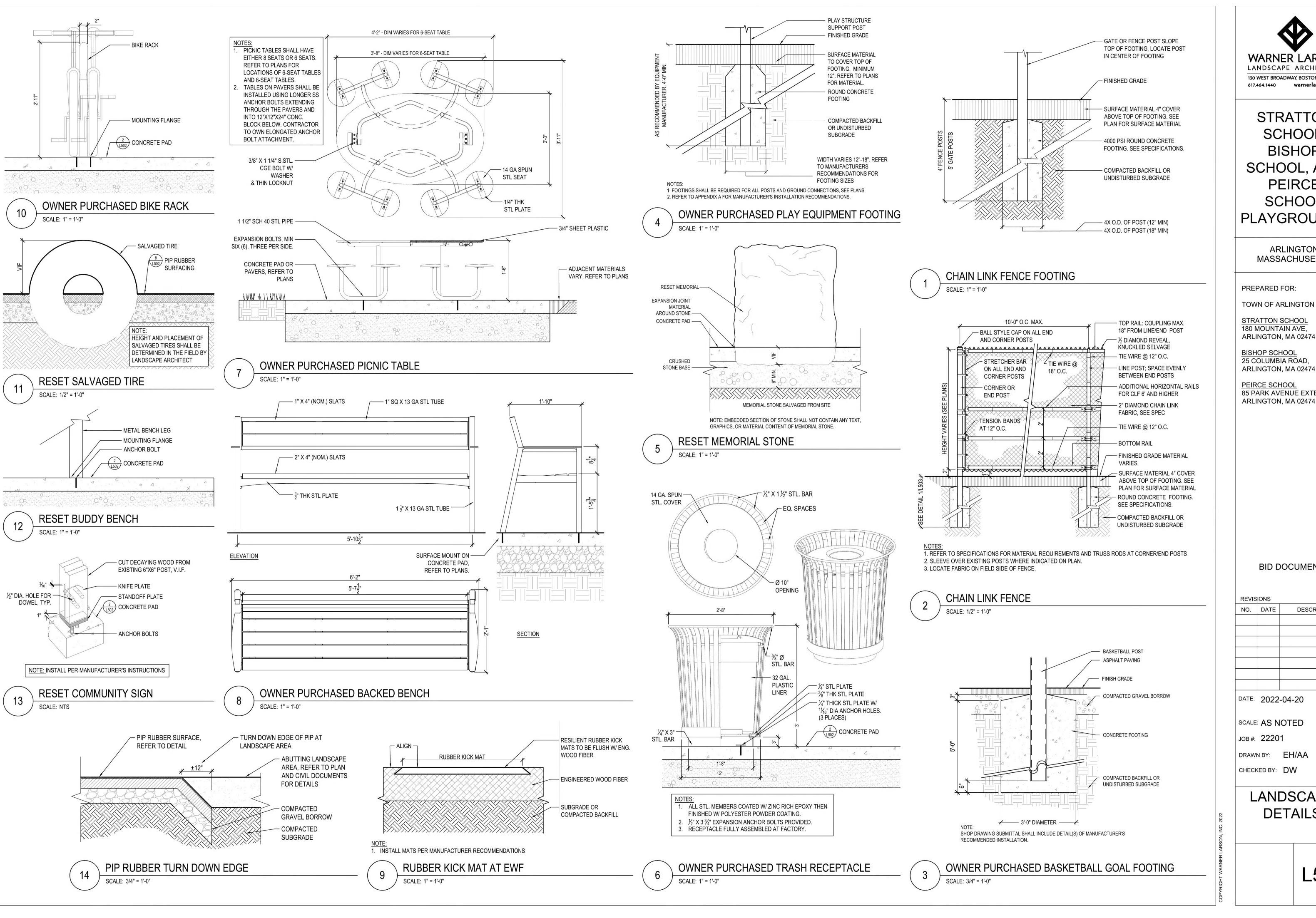
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LANDSCAPE **DETAILS**



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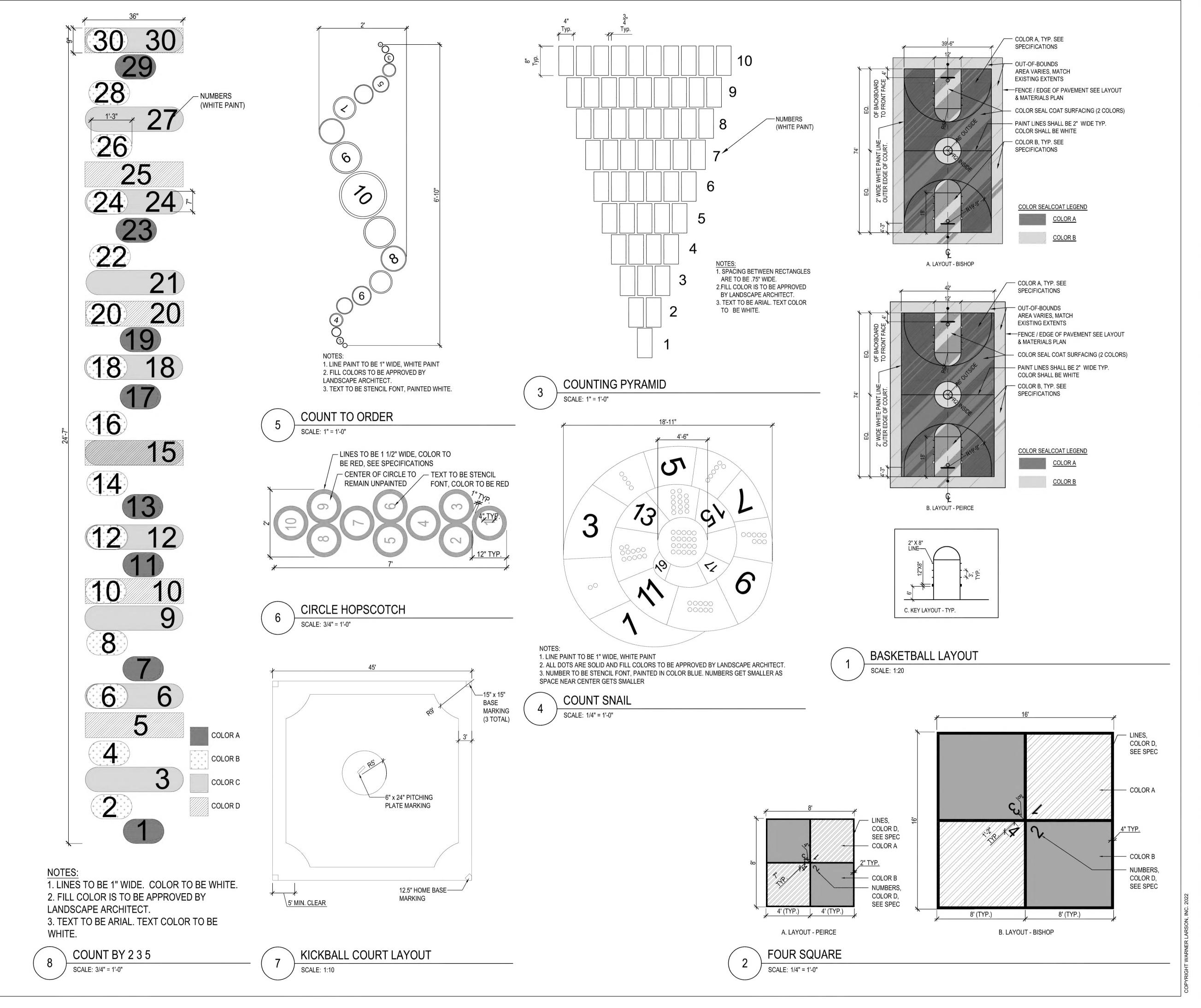
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PLAYGROUNDS

ARLINGTON MASSACHUSETTS

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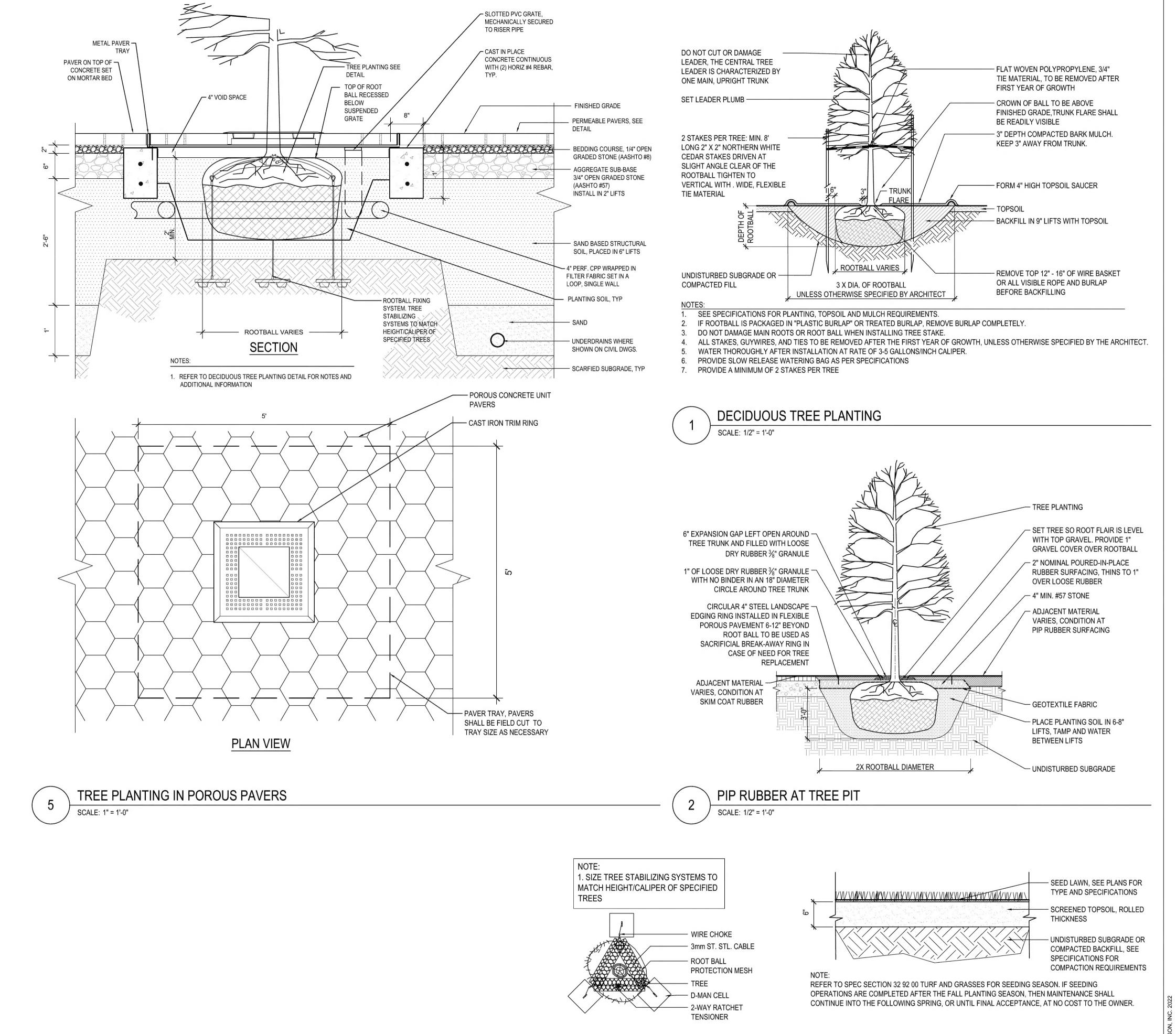
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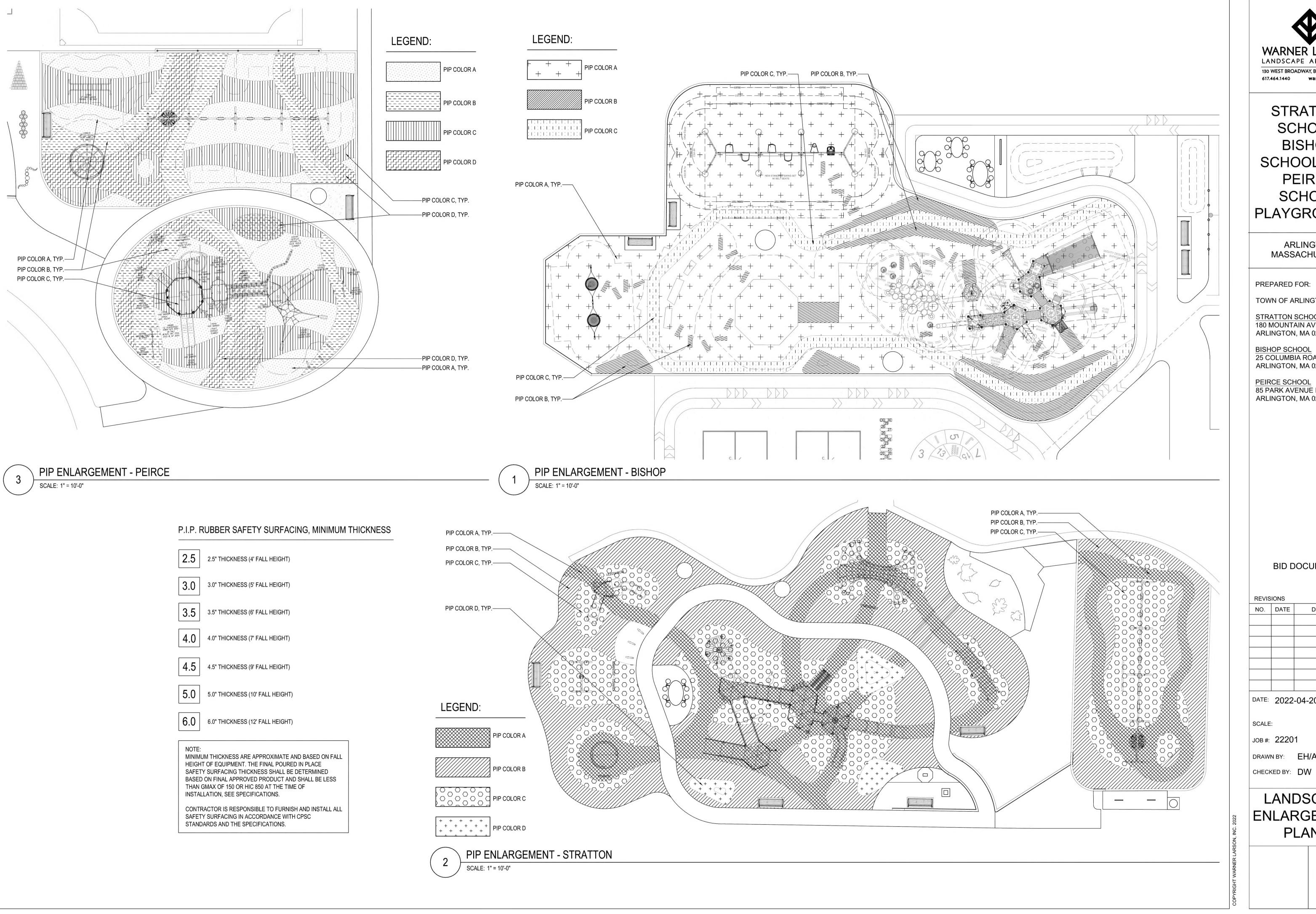
PLANTING DETAILS

L505

ROOTBALL FIXING SYSTEM PLAN

SCALE: 1/2" = 1'-0"

SEEDED LAWN SCALE: 1/2" = 1'-0"



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LANDSCAPE **ENLARGEMENT PLANS**